

# **Attachment 1: Marked up chapters with recommended amendments**

## SD — Strategic Direction

This chapter provides the overarching direction for the District Plan, including for developing the other chapters in the District Plan, and for its subsequent implementation and interpretation.

### Climate Change and Natural Hazards

<b>CCSD-O1</b>	<b>Carbon Neutral</b>
The urban form and built development in Lower Hutt supports the transition of the city to be carbon neutral by 2050.	
<b>CCSD-O2</b>	<b>Natural Hazards</b>
The risk to people, communities, and property from natural hazards, and from the potential effects of climate change on natural hazards, is avoided or minimised to acceptable levels.	

### Infrastructure

<b>INFSD-O1</b>	<b>Integration</b>
Land use and development is integrated with the provision of infrastructure, including transport and three waters services, and open space.	
<b>INFSD-O2</b>	<b>Coordination</b>
The nature, timing and sequencing of new development is co-ordinated with the funding, implementation and operation of necessary transport and other infrastructure.	
<b>INFSD-O3</b>	<b>National and Regional Significance</b>
Infrastructure of national and regional significance is supported and protected.	
<b>INFSD-O4</b>	<b>Multi-Modal Land Transport Network</b>
A multi-modal land transport network, including connections between rail, road and sea transport networks, operates safely and efficiently.	
<b>INFSD-O5</b>	<b>Accessibility</b>
Urban environments and transport networks are integrated to: <ul style="list-style-type: none"> <li>a. Enable people to access opportunities, including employment and education, by a range of transport modes, and</li> <li>b. Support an increase in active and public transport use.</li> </ul>	
<b>INFSD-O6</b>	<b>Water Sensitive Design</b>
New development integrates water sensitive design to improve freshwater quality and avoid or mitigate the risks of flooding.	

### Natural Environment

<b>NESD-NE-O1</b>	<b>Te Awa Kairangi / Hutt River</b>
The health and wellbeing of Te Awa Kairangi / the Hutt River, <a href="#">including its tributaries</a> , is restored and protected, and the River is recognised as the heart of the city.	
<b>NESD-NE-O2</b>	<b>Significant Water Bodies</b>

**Commented [KP1]:** Policy Planning Team of HCC (440.18) HS1

**Commented [KP2]:** HS1

**Commented [CN3]:** WRC (452.20)

**Commented [KP4]:** Policy Planning Team of HCC (440.18) HS1

Protect and restore the values of the city's significant water bodies, including Te Awa Kairangi / the Hutt River, Wainuiomata River and Waiwhetū Stream are protected and restored.	
<b>NESD-NE-O3</b>	<b>Natural Character, Natural Features and Landscapes, Ecosystems and Indigenous Biodiversity</b>
Protect and enhance, or restore where degraded, the natural character, natural features and landscapes, ecosystems and indigenous biodiversity of the city.	
<b>NESD-NE-O4</b>	<b>Mātiu - Makāro - Mokopuna</b>
Mouri Motu, Mouri Tangata, Mouri Ora.	
Protecting and strengthening the mouri of the Harbour Islands and their ecosystems to revitalise and enhance the health and well-being of people and communities involved with the Islands, and be life-sustaining for all.	

- Commented [KP5]: HS1
- Commented [KP6]: HS1
- Commented [CN7]: WRC (452.21)
- Commented [KP8]: Policy Planning Team of HCC (440.18) HS1
- Commented [KP9]: HS1
- Commented [KP10]: Policy Planning Team of HCC (440.18) HS1

**Tangata Whenua**

<b>TWSD-TW-O1</b>	<b>Role of Tangata Whenua</b>
The role of tangata whenua as kaitiaki in the protection and management of the natural and physical resources of an area is acknowledged and provided for.	
<b>TWSD-TW-O2</b>	<b>Active Participation</b>
Enable the active participation of tangata whenua are active participants in the implementation of the District Plan.	
<b>TWSD-TW-O3</b>	<b>Wāhi Taonga and Sites and Areas of Significance to Tangata Whenua</b>
Wāhi taonga and sites of significance to tangata whenua are protected.	
<b>TWSD-TW-O4</b>	<b>Culture, Traditions and Social and Economic Aspirations</b>
Tangata whenua are able to protect, develop and use whenua Māori and adjacent land owned by Tangata Whenua in a way that is consistent with their culture and traditions and their Tangata Whenua social and economic aspirations, including for the purpose of marae and papakāinga.	

- Commented [KP11]: Policy Planning Team of HCC (440.18) HS1
- Commented [KP12]: Policy Planning Team of HCC (440.18) HS1
- Commented [KP13]: Policy Planning Team of HCC (440.18) HS1
- Commented [CN14]: Te Rūnanganui O Te Ātiawa (503.21)
- Commented [KP15]: Policy Planning Team of HCC (440.18) HS1

**Urban Form and Development**

<b>UDSD-UD-O1</b>	<b>Well-Functioning Urban Environment</b>
A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	
<b>UDSD-UD-O2</b>	<b>Outcomes for Well-Functioning Urban Environments</b>
Urban development supports the creation of liveable, well-functioning urban environments that are: <ul style="list-style-type: none"> <li>a. Safe and well-designed,</li> <li>b. Walkable and connected by public transport and sustainable travel choices, including micro-mobility modes,</li> <li>c. Serviced by the necessary infrastructure appropriate to the intensity, scale and function of the</li> </ul>	

- Commented [KP16]: Policy Planning Team of HCC (440.18) HS1
- Commented [KP17]: Policy Planning Team of HCC (440.18) HS1
- Commented [CN18]: The Fuel Companies (471.90), HNZPT (248.11), FENZ (374.17), MoE (399.17), and Petone Historical Society (496.10), Enviro NZ (323.22) and Connexa, Chorus, FortySouth and Spark (311.20)

<p>development,                  d. Connected to open space and the natural environment,                  e. Ecologically sensitive,                  f. Close to employment opportunities,                  g. Resilient to the impacts of natural hazards and climate change,                  h. Respectful of, and integrated with, the city’s historic heritage, and                  i. Adaptable over time and responsive to their evolving, more intensive surrounding context.</p>	
<b>UDSD-UD-03</b>	<b>Urban Form</b>
<p>The city’s urban form consolidates and intensifies the existing urban area, with greenfield development only taking place within <b>identified-sequenced and planned</b> areas.</p>	
<b>UDSD-04</b>	<b>Location of Urban Development</b>
<p>Urban development takes place within areas identified for this purpose in a manner which uses land and infrastructure most efficiently.</p>	
<b>UDSD-UD-05</b>	<b>Development Capacity <del>– Housing Bottom Lines</del></b>
<p>Sufficient feasible development capacity for housing is provided to meet the targets of:                  a. Short Term to Medium Term (2022 — 2032): 6,450 dwelling units                  b. Long Term (2032 — 2052): 11,551 dwelling units</p>	
<b>UDSD-UD-06</b>	<b>Housing Choice</b>
<p>A range of housing opportunities are available to meet the needs of a diverse range of people and communities, including:                  a. A choice in housing types, densities and locations, and                  b. Affordable, community and social housing and papakāinga.</p>	
<b>UDSD-UD-07</b>	<b>Housing Quality</b>
<p>Housing is to provide a quality living environment, both for occupants and the wider community.</p>	
<b>UDSD-08</b>	<b>Rural and Open Space Areas</b>
<p>Rural and open space areas that surround the urban area in the form of a greenbelt are retained. These areas extend along the Western and Eastern Hills, and along the Eastern Bays to the southern coast, and:                  a. Enable ongoing primary production and active and passive recreation uses, and                  b. Protect the cultural, heritage and natural values of these areas.</p>	
<b>UDSD-09</b>	<b>City-Wide Network of Open Spaces</b>
<p>A city-wide network of open spaces that are valued for their:                  a. Active and passive recreation and community uses,                  b. Cultural, heritage and natural values, and                  c. Resilience role in emergencies,                  is maintained and enhanced.</p>	
<b>UDSD-010</b>	<b>Community Spaces</b>
<p>A range of community spaces are available to meet the needs of a diverse range of people and communities.</p>	

Commented [KP19]: Consequential amendment

Commented [CN20]: Wellington Regional Council [452.24]

Commented [CN22]: Policy Planning Team of HCC [440.19]

Commented [KP23]: Consequential amendment

Commented [KP24]: Consequential amendment

<b>UDSD-O11</b>	<b>Special Values</b>
Lower Hutt's significant character, heritage and open space values are reflected in its built environment.	
<b>UDSD-O12</b>	<b>Centres as Community Focal Points</b>
Maintain and enhance the <del>central city and neighbourhood centres</del> <b>commercial centres</b> as community focal points with a wide diversity and concentration of activities.	
<b>UDSD-O13</b>	<b>Centres Hierarchy</b>
Establish and maintain a hierarchy of viable and vibrant <b>business commercial</b> centres that provide a focus for retail, commercial, entertainment, education and employment activities and serve the social, cultural, environmental and economic needs of the community.	
<b>UDSD-O14</b>	<b>Industrial and Business Activities</b>
Industrial and business activities contribute to the economic, cultural, social and environmental wellbeing and prosperity of the community.	

**Commented [SD25]:** 496.12a - Petone Historical Society, and minor correction/minor effect

**Commented [SD26]:** 496.13 - Petone Historical Society

## LLRZ — Large Lot Residential Zone

The Large Lot Residential Zone primarily provides for a mix of larger residential lots with detached housing types, including standalone houses, minor dwellings, and semi-detached houses.

The zone applies to areas where medium to high density development is generally inappropriate due to a lack of reticulated water, wastewater, or stormwater services, or access constraints. These factors have contributed to a low density residential environment with a high level of natural environment features. Medium to high density housing types, such as terrace housing and low-rise apartments, are only enabled where it can be demonstrated that the location is appropriate for more intensive development, including that the development can appropriately respond to existing constraints.

Development enabled within the zone contributes to ensuring that the District Plan provides for sufficient residential development capacity to meet expected demand for housing over the short-term, medium-term, and long-term.

While this chapter includes the core objectives, policies, and rules that apply to the Large Lot Density Residential Zone, other chapters of the District Plan play a role in the type and form of development within the Large Lot Density Residential Zone, including through overlays that may limit the level of development in some areas. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

### LLRZ-PREC1 — Silverstream Retreat Precinct

The Silverstream Retreat Precinct identifies the location of the Silverstream Retreat at 320 Eastern Hutt Road. This precinct enables activities associated with the operation of the Retreat, including visitor accommodation, conference facilities, and places of assembly.

This chapter sets a specific objective, policy, and rules for this precinct. Where an activity is not addressed by a specific provision for this precinct, the general provisions for the Large Lot Residential Zone apply.

### Objectives

<b>LLRZ-01</b>	<b>Purpose of the Large Lot Residential Zone</b>
The Large Lot Residential Zone contributes to a well-functioning urban environment through managing development in residential areas with constraints that mean they are less suited to the level of density and development found in other residential areas, particularly relatively steep slopes, high levels of vegetation cover, constraints in infrastructure, and lower levels of access to commercial services and community facilities.	
<b>LLRZ-02</b>	<b>Activities in the Large Lot Residential Zone</b>
The Large Lot Residential Zone: <ul style="list-style-type: none"> <li>a. Predominantly provides for residential activities and housing, including housing types that support low density, large lot residential development, with higher density and associated built form in locations where development constraints can be resolved,</li> <li>b. Provides for non-residential activities that are compatible with the purpose and the planned residential environment of the zone, the types of amenity values associated with low density, large lot residential development anticipated by the zone, and support the health and wellbeing of people and communities in the surrounding area, and</li> </ul>	

c. Is characterised by spacious residential and natural amenity values.

<b>LLRZ-O3</b>	<b>Planned character and planned urban built environment of the Large Lot Residential Zone</b>
----------------	--

Built development in the Large Lot Residential Zone will positively contribute to a predominately residential urban environment that:

- a. Primarily comprises buildings and generous spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to complement and enhance the spacious residential and natural amenity that characterise the zone,
- b. Has an urban built character that is characterised primarily by a low concentration of building densities and forms, including a maximum building height of 8m above ground level,
- c. Provides a healthy and safe environment for communities,
- d. Provides on-site amenity for residents, as well as residential amenity for adjoining properties and the street,
- e. Is integrated with existing and planned infrastructure, and
- f. Is well-connected to open space and the natural environment.

### Objectives - Silverstream Retreat Precinct

<b>LLRZ- PREC1-O1</b>	<b>Activities and Built Development</b>
---------------------------	---

*This objective is additional within the Silverstream Retreat Precinct.*

The Silverstream Retreat Precinct provides for activities and built development associated with the conference centre within the precinct.

### Policies

<b>LLRZ-P1</b>	<b>Compatible activities</b>
----------------	------------------------------

Provide for residential activities that are:

- a. Compatible with the purpose, planned character and planned urban built environment of the zone,
- b. Support the community's social, economic, and cultural wellbeing,
- c. Respond to the servicing and access constraints in the zone, and
- d. Manage adverse effects on the spacious residential and natural amenity values of the zone.

<b>LLRZ-P2</b>	<b>Non-residential activities</b>
----------------	-----------------------------------

Only allow non-residential activities where:

- a. The activity:
  - i. Is ancillary to a residential activity on the site, or
  - ii. Supports the social, economic, and cultural well-being of the local community,
- b. The activity is compatible with the purpose of the zone,
- c. The activity is of an intensity, scale and design that is consistent with the planned character and planned urban built environment for the zone,
- d. There is a functional need or operational need to locate in the zone, having regard to whether the activity has an operational need to locate in the zone given the community served by the activity,
- e. The hours of operation are compatible with residential amenity values, and
- f. Adverse effects on adjoining sites and the safety and functionality of the transport network (including effects on pedestrians, cyclists, vehicles, and public transport) can be adequately mitigated.

<b>LLRZ-P3</b>	<b>Other activities</b>
----------------	-------------------------

Avoid activities that are incompatible with the purpose and planned residential environment of the Large Lot Residential Zone unless they:

- a. Have a functional need or operational need to in that zone, and
- b. Are managed to minimise effects on residential amenity and character of the surrounding area.

<b>LLRZ-P4</b>	<b>Residential character and amenity</b>
----------------	--

Require development to:

- a. Have predominately large net site areas to ensure low building density is achieved, and spacious residential and natural amenity values are retained, protected, and enhanced,
- b. Provide residents with outdoor living spaces via usable and accessible on-site private outdoor living space and through access to nearby public open space,
- c. Provide outlook areas from habitable rooms,
- d. Provide for privacy and sunlight access for adjoining sites,
- e. Achieve safe and attractive streets and public open spaces,
- f. Provide on-site services where reticulated services are not available,
- g. Recognise and respond to access constraints where they exist,
- h. Minimise adverse effects of driveways, manoeuvring, and vehicle parking areas on the quality and safety of the site and street, and
- i. Minimise vegetation clearance associated with development to protect regenerating bush cover and avoid, remedy, or mitigate adverse effects on:
  - a. The natural visual amenity values of the city fringe residential environment,
  - b. Slope stability, and
  - c. The intrinsic values of ecosystems.

<b>LLRZ-P5</b>	<b>Higher density residential development</b>
----------------	---

Only allow higher density residential development where:

- a. The site is either:
  - i. Sufficiently supported by existing or planned three waters infrastructure and the development would not compromise the capacity and level of service of the infrastructure, or
  - ii. An alternative method to service the development with three waters infrastructure is proposed to resolve any constraints,
- b. The transport network can safely and efficiently provide access to and from the site without compromising the safety and efficiency of the transport network, including for pedestrians, having regard to the level of access to commercial services and community facilities,
- c. The development results in attractive and safe streets and public open spaces, including by providing for passive surveillance,
- d. The development achieves the same urban design outcomes sought for higher density developments in the Medium Density Residential Zone,
- e. Housing is designed to meet the day-to-day needs of residents, and
- f. The scale, design and siting of the buildings, and proposed retains spacious residential and natural amenity values of the zone when viewed from surrounding sites.

**Policies — Silverstream Retreat Precinct**

<b>LLRZ- PREC1-P1</b>	<b>Precinct Activities</b>
---------------------------	----------------------------

*This policy is additional within the Silverstream Retreat Precinct.*

Enable conference facilities within the Silverstream Precinct as well as activities ancillary to the operation of conference facilities, including visitor accommodation.

**Rules**

**Note:**  
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and status of an activity are set out in the General Approach chapter.

**Buildings and structures**

<b>LLRZ-R1</b>	<b>Repair and maintenance of buildings and structures</b>
1.	<b>Activity status:</b> Permitted
<b>LLRZ-R2</b>	<b>Demolition or removal of buildings and structures</b>
1.	<b>Activity status:</b> Permitted
<b>LLRZ-R3</b>	<b>Construction of new buildings and structures and alterations and additions to existing buildings and structures</b>
1.	<p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with:                             <ul style="list-style-type: none"> <li>i. LLRZ-S2: Building coverage,</li> <li>ii. LLRZ-S3: Building height,</li> <li>iii. LLRZ-S4: Height in relation to boundary,</li> <li>iv. LLRZ-S5: Setbacks,</li> <li>v. LLRZ-S6: Permeable surface, and</li> <li>vi. LLRZ-S7: Landscaped area.</li> </ul> </li> </ul>
2.	<p><b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with LLRZ-R3.1.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters of discretion in any infringed standard.</li> </ul> <p><b>Notification:</b> Public notification is precluded for applications under this rule. Limited notification is precluded for applications under this rule where compliance is not achieved with LLRZ-R3.1.a.iv with regard to a front yard setback.</p>

**Land use activities**

<b>LLRZ-R4</b>	<b>Residential activities</b>
1.	<p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with LLRZ-S1: Number of residential units per site.</li> </ul>
2.	<p><b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with LLRZ-R4.1.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters of discretion for the infringed standard.</li> </ul>

<b>Notification:</b> Public notification is precluded for applications under this rule.	
<b>LLRZ-R5</b>	<b>Papakāinga</b>
<p><b>1. Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Non-residential activities associated with the papakāinga do not include: <ol style="list-style-type: none"> <li>i. The repair, alteration, restoration, or maintenance of motor vehicles, or</li> <li>ii. The use of heavy vehicles, or</li> <li>iii. Any drive-through activity.</li> </ol> </li> <li>b. The hours of operation for visitors, customers, clients, deliveries, and pickups for non-residential purposes are not outside the hours of: <ol style="list-style-type: none"> <li>i. 8.00am to 7.00pm Monday to Friday, and</li> <li>ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays.</li> </ol> </li> <li>c. All materials and goods stored, repaired, or manufactured in association with non-residential activities and all storage of refuse from non-residential activities must be within a building or screened from view at ground level.</li> <li>d. Retail activities are limited to: <ol style="list-style-type: none"> <li>i. Goods produced on the site, or</li> <li>ii. Goods retailed online and not resulting in customer visits to the site, or</li> <li>iii. Goods ancillary to a service provided by the papakāinga.</li> </ol> </li> <li>e. The total gross floor area of non-residential activities is no more than 200m<sup>2</sup>.</li> <li>f. There are no more than 3 residential units within the papakāinga.</li> </ol>	
<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with LLRZ-R5.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The effects on the amenity of the surrounding residential area and residents.</li> <li>2. Where LLRZ-R5.1(b), (d) or (f) are not met: the effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</li> <li>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</li> <li>4. Where LLRZ-R5.1(f) is not met: the capacity of the network infrastructure for water supply, wastewater, stormwater, and land transport to service the development.</li> <li>5. The matters in policies: <ol style="list-style-type: none"> <li>a. LLRZ-P1: Compatible activities,</li> <li>b. LLRZ-P2: Non-residential activities,</li> <li>c. LLRZ-P3: Other activities,</li> <li>d. LLRZ-P4: Residential character and amenity, and</li> <li>e. LLRZ-P5: Higher density residential development.</li> </ol> </li> <li>6. The matters in the policies of the Papakāinga chapter.</li> </ol>	
<b>LLRZ-R6</b>	<b>Home businesses</b>
<p><b>1. Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. At least one person employed by the home business lives permanently at the residential unit associated with the home business.</li> <li>b. No more than four people work onsite at the home business at any one time,</li> <li>c. Retail activities are limited to:</li> </ol>	

<ul style="list-style-type: none"> <li>i. Goods produced on the site, or</li> <li>ii. Goods retailed online and not resulting in customer visits to the home business, or</li> <li>iii. Goods ancillary to a service provided by the home business,</li> </ul> <p>d. The home business does not include the repair, alteration, restoration, or maintenance of motor vehicles,</p> <p>e. The home business does not involve the use of heavy vehicles,</p> <p>f. The hours of operation for visitors, customers, clients, and deliveries, and pickups to the home business are not outside the hours of:</p> <ul style="list-style-type: none"> <li>i. 8:00am to 7:00pm Monday to Friday,</li> <li>ii. 9:00am to 6:00pm Saturday, Sunday, and public holidays, and</li> </ul> <p>g. All materials and goods stored, repaired, or manufactured in association with the home business and all storage of refuse from the home business must be within buildings or screened from view at ground level.</p>
--

<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with LLRZ-R6.1.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The effects on the residential amenity of the surrounding area.</li> <li>2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</li> <li>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</li> <li>4. The matters in policies:             <ul style="list-style-type: none"> <li>a. LLRZ-P2: Non-residential activities,</li> <li>b. LLRZ-P3: Other activities, and</li> <li>c. LLRZ-P4: Residential character and amenity.</li> </ul> </li> </ul>
--

<b>LLRZ-R7</b>	<b>Visitor accommodation</b>
----------------	------------------------------

<p><b>1. Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The maximum occupancy, including staff and residents, is limited to 10 persons at any one time.</li> </ul>
--

<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with LLRZ-R7.1.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The effects on the residential amenity of the surrounding area.</li> <li>2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</li> <li>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</li> <li>4. The matters of discretion for any infringed standard.</li> <li>5. The matters in policies:             <ul style="list-style-type: none"> <li>a. LLRZ-P2: Non-residential activities,</li> <li>b. LLRZ-P3: Other activities, and</li> <li>c. LLRZ-P4: Residential character and amenity.</li> </ul> </li> </ul>
--

<b>LLRZ-R8</b>	<b>Child care services</b>
----------------	----------------------------

	<p><b>1. Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The maximum number of children being cared for does not exceed five at any one time, excluding any children who are normally a resident at a residential unit associated with the child care service.</li> </ul>
	<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with LLRZ-R8.1.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The effects on the residential amenity of the surrounding area.</li> <li>2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</li> <li>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</li> <li>4. The matters in policies:                             <ul style="list-style-type: none"> <li>a. LLRZ-P2: Non-residential activities,</li> <li>b. LLRZ-P3: Other activities, and</li> <li>c. LLRZ-P4: Residential character and amenity.</li> </ul> </li> </ul>
<b>LLRZ-R9</b>	<b>Supported residential care facility</b>
	<p><b>1. Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The maximum number of people accommodated at the supported residential care facility, including staff and residents, does not exceed 10.</li> </ul>
	<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with LLRZ-R9.1.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The effects on the residential amenity of the surrounding area.</li> <li>2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</li> <li>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</li> <li>4. The matters in policies:                             <ul style="list-style-type: none"> <li>a. LLRZ-P2: Non-residential activities,</li> <li>b. LLRZ-P3: Other activities, and</li> <li>c. LLRZ-P4: Residential character and amenity.</li> </ul> </li> </ul>
<b>LLRZ-R10</b>	<b>Educational facilities (excluding child care services)</b>
	<p><b>1. Activity status:</b> Restricted discretionary</p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The effects on the residential amenity of the surrounding area.</li> <li>2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</li> <li>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</li> </ul>

4. The matters in policies:  
 a. LLRZ-P2: Non-residential activities,  
 b. LLRZ-P3: Other activities, and  
 c. LLRZ-P4: Residential character and amenity.

**LLRZ-R11 Health care activities**

1. **Activity status:** Restricted discretionary  
 Where:  
 a. No more than four staff may work on the health care activity premises at any one time.  
**Matters of discretion are limited restricted to:**  
 1. The effects on the residential amenity of the surrounding area.  
 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.  
 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.  
 4. The matters in policies:  
 a. LLRZ-P2: Non-residential activities,  
 b. LLRZ-P3: Other activities, and  
 c. LLRZ-P4: Residential character and amenity.

**Commented [CN1]:** Policy Planning team of Hutt City Council (440.5)

2. **Activity status:** Discretionary  
 Where:  
 a. Compliance is not achieved with LLRZ-R11.1.

**LLRZ-R12 Community facilities**

1. **Activity status:** Restricted discretionary.  
**Matters of discretion are limited restricted to:**  
 1. The effects on the residential amenity of the surrounding area.  
 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.  
 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.  
 4. The matters in policies:  
 a. LLRZ-P2: Non-residential activities,  
 b. LLRZ-P3: Other activities, and  
 c. LLRZ-P4: Residential character and amenity.

**Commented [CN2]:** Policy Planning team of Hutt City Council (440.5)

**LLRZ-R13 Marae**

1. **Activity status:** Restricted discretionary.  
**Matters of discretion are limited restricted to:**  
 1. The effects on the residential amenity of the surrounding area.  
 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.  
 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.  
 4. The matters in policies:  
 a. LLRZ-P2: Non-residential activities,  
 b. LLRZ-P3: Other activities, and

**Commented [CN3]:** Policy Planning team of Hutt City Council (440.5)

c. LLRZ-P4: Residential character and amenity.	
<b>LLRZ-R14</b>	<b>Emergency service facilities</b>
<p>1. <b>Activity status:</b> Restricted discretionary.  <b>Matters of discretion are limited/restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The effects on the residential amenity of the surrounding area.</li> <li>2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</li> <li>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</li> <li>4. The matters in policies: <ol style="list-style-type: none"> <li>a. LLRZ-P2: Non-residential activities,</li> <li>b. LLRZ-P3: Other activities, and</li> <li>c. LLRZ-P4: Residential character and amenity.</li> </ol> </li> </ol>	
<b>LLRZ-R15</b>	<b>Retirement villages</b>
1. <b>Activity status:</b> Discretionary	
<b>LLRZ-R16</b>	<b>Rural activities</b>
1. <b>Activity status:</b> Discretionary	
<b>LLRZ-R17</b>	<b>Non-residential activities not otherwise provided for</b>
1. <b>Activity status:</b> Discretionary	
<b>LLRZ-R18</b>	<b>Industrial activities</b>
1. <b>Activity status:</b> Non-complying	

Commented [CN4]: Policy Planning team of Hutt City Council (440.5)

**General Rules**

<b>LLRZ-R19</b>	<b>Outdoor storage and work areas</b>
<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The storage/work area is associated with a residential activity, or</li> <li>b. If the storage/work area are associated with a non-residential activity (including a home occupation) storage/work area is screened from any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level.</li> </ol>	
<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with LLRZ-R19.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The effects on the amenity values of the surrounding area, including the streetscape and public spaces.</li> <li>2. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on the surrounding residential area, including the streetscape and public spaces.</li> <li>3. Any positive effects that can only be achieved through non-compliance with LLRZ-R19.1.</li> </ol>	

LLRZ-R20	Servicing
1. <b>Activity status:</b> Permitted	
Where:	
a. Servicing occurs only between:	
i. 87:00am to 7:00pm Monday to Friday,	
ii. 9:00am to 6:00pm Saturday, Sunday, and public holidays.	
2. <b>Activity status:</b> Restricted discretionary	
Where:	
a. Compliance is not achieved with LLRZ-R20.1.	
<b>Matter of discretion is restricted to:</b>	
1. The nighttime amenity of activities sensitive to noise in the surrounding area.	
<b>Notification:</b>	
Public notification is precluded for applications under this rule.	

Commented [CN5]: Enviro NZ (323.042)

**Rules — Silverstream Retreat Precinct**

LLRZ-PREC1-R1	Conference facilities and places of assembly
<i>This rule is additional within the Silverstream Retreat Precinct.</i>	
1. <b>Activity status:</b> Permitted.	
LLRZ-PREC1-R2	Visitor accommodation
<i>This rule replaces LLRZ-R7: Visitor accommodation within the Silverstream Retreat Precinct.</i>	
1. <b>Activity status:</b> Permitted	

**Standards**

LLRZ-S1	Number of residential units per site
<ol style="list-style-type: none"> <li>For allotments smaller than 1,000m<sup>2</sup>: There shall be no more than 1 residential unit and 1 minor residential unit per site.</li> <li>For allotments larger than 1,000m<sup>2</sup>: There shall be no more than 1 residential unit and 1 minor residential unit per 1,000m<sup>2</sup> of net site area.</li> <li>For the purpose of this standard, a minor residential unit is a residential unit with a gross floor area of 60m<sup>2</sup> or less.</li> </ol> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>The planned character and planned urban built environment for the zone.</li> <li>The capacity of network infrastructure for water supply, wastewater, stormwater, and land transport to service the development.</li> <li>The effects on the safety and efficiency of the transport network (including for pedestrians and cyclists).</li> <li>Any positive effects that cannot be achieved while meeting the standard, including positive effects of increasing housing capacity and variety.</li> <li>The matters set out in the following policies:                     <ol style="list-style-type: none"> <li>LLRZ-P4: Residential character and amenity, and</li> <li>LLRZ-P5: Higher density residential development.</li> </ol> </li> </ol>	
LLRZ-S2	Building coverage

1. Building and structure coverage shall not exceed 35%.
2. 1 does not apply to:
  - a. Decks less than ~~500m~~ 1m in height,
  - b. All structures less than 1.2 metres in height, and
  - c. Any scaffolding or falsework erected temporarily for construction or maintenance purposes.

Commented [KP6]: Go Architecture [331.15]

**Matters of discretion if the standard is breached:**

1. The planned character and planned urban built environment for the zone.
2. Streetscape and residential amenity effects.
3. Dominance effects on adjoining sites and any measures to mitigate these effects, such as design features or articulation to reduce the bulk of the building when viewed from neighbouring properties.
4. Any positive effects that cannot be achieved while meeting the standard.
5. The matters set out in the following policies:
  - a. LLRZ-P4: Residential character and amenity, and
  - b. LLRZ-P5: Higher density residential development.

<b>LLRZ-S3</b>	<b>Building height</b>
----------------	------------------------

1. Buildings and structures shall not exceed a maximum height of 8m above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more as shown in LLRZ-Figure 1.

**Matters of discretion if the standard is breached:**

1. The planned character and planned urban built environment for the zone.
2. Streetscape and residential amenity effects.
3. Dominance effects on adjoining sites and any measures to mitigate these effects, such as design features or articulation to reduce the bulk of the building when viewed from neighbouring properties.
4. The effects of shading and additional building bulk on any public open space or recreational grounds and their ability to provide outdoor amenity to users.
5. Any positive effects that cannot be achieved while meeting the standard.
6. The matters set out in the following policies:
  - a. LLRZ-P4: Residential character and amenity, and
  - b. LLRZ-P5: Higher density residential development.

This standard does not apply to:

1. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site.

Commented [KP7]: FENZ [374.70a]

<b>LLRZ-S4</b>	<b>Height in relation to boundary</b>
----------------	---------------------------------------

1. All buildings and structures shall be contained within a 2.5m + 45° height in relation to boundary plane from all side and rear boundaries as shown in the diagram LLRZ-Figure 2.
2. Where the boundary forms part of ~~part of~~ a legal right of way, entrance strip, access site, or pedestrian accessway the height in relation to boundary applies from the nearest boundary of the legal right of way, entrance strip, access site, or pedestrian accessway.
3. Standard LLRZ-S4 does not apply to:
  - a. A boundary with a road,
  - b. Existing or proposed internal boundaries within a site,
  - c. Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed,
  - d. Boundaries adjoining a Commercial and Mixed Use Zone or an Industrial Zone,
  - e. Chimney structures not exceeding 1.1m in ~~width~~ on any elevation, provided these do not exceed the height in relation to boundary plane by more than 1m, or
  - f. Antennas, aerials, satellite dishes (less than 1m in diameter), flues, architectural

Commented [CN8]: The Policy Planning Team HCC [440.65a]

Commented [CN9]: The Policy Planning Team HCC [440.66a]

features (e.g., finials, spires), provided these do not exceed the height in relation to boundary plane by more than 3m measured vertically.

- g. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site

Commented [KP10]: FENZ [374.70a]

**Matters of discretion if the standard is breached:**

1. The planned character and planned urban built environment for the zone.
2. Streetscape and residential amenity effects.
3. Dominance effects on adjoining sites and any measures to mitigate these effects, such as design features or articulation to reduce the bulk of the building when viewed from neighbouring properties.
4. The effects of shading and additional building bulk on any public open space or recreational grounds and their ability to provide outdoor amenity to users.
5. Whether topographical or other site constraints make compliance with the standard impractical.
6. Any positive effects that cannot be achieved while meeting the standard.
7. The matters set out in the following policies:
  - a. LLRZ-P4: Residential character and amenity, and
  - b. LLRZ-P5: Higher density residential development.

LLRZ-S5	Setbacks
---------	----------

1. Buildings and structures shall be setback from the relevant boundary by the minimum distance listed below:
  - a. Front yard: 3m
  - b. Side yard: 1m
  - c. Rear yard: 1m
2. Garages or carports with access parallel to the street must be setback 5m from the road boundary.
3. Where a garage or carport has access parallel to the street but has the ability to turn on the site and drive off the site in a forward direction, the normal front yard setback shall apply.
4. Where a site has more than one boundary with a road frontage, all such boundaries shall be subject to the front yard setback.
5. One accessory building may be located in a side and/or rear setback provided that the building does not extend more than 6m along the length of any boundary and is not located in a setback that adjoins the rail corridor.
6. This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjoining sites with a common wall existing or proposed.
7. This standard does not apply to:
  - a. boundary fences or walls of no more than 2m in height above ground level,
  - b. decks less than 5600mm in height,
  - c. all structures less than 1.2m in height, and
  - d. any scaffolding or falsework erected temporarily for construction or maintenance purposes.
  - e. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site
8. Eaves, chimneys, exterior hot water cylinders, and stormwater detention and retention tanks may encroach into any setback by up to 0.6m.

Commented [KP11]: Go Architecture [331.16]

Commented [KP12]: FENZ [374.70a]

**Matters of discretion if the standard is breached:**

1. The planned character and planned urban built environment for the zone.
2. Streetscape and residential amenity effects.
3. Dominance effects on adjoining sites and any measures to mitigate these effects, such as design features or articulation to reduce the bulk of the building when viewed from neighbouring properties.
4. The effects of shading and additional building bulk on any public open space or recreational

<p>grounds and their ability to provide outdoor amenity to users.</p> <ol style="list-style-type: none"> <li>5. Whether topographical or other site constraints make compliance with the standard impractical.</li> <li>6. Any positive effects that cannot be achieved while meeting the standard.</li> <li>7. The matters set out in the following policies:                             <ol style="list-style-type: none"> <li>a. LLRZ-P4: Residential character and amenity, and</li> <li>b. LLRZ-P5: Higher density residential development.</li> </ol> </li> </ol>	
<b>LLRZ-S6</b>	<b>Permeable surface</b>
<ol style="list-style-type: none"> <li>1. The minimum permeable surface area of a site is 30%.</li> </ol> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. The effects on the stormwater system.</li> <li>2. The potential for increased surface ponding and flooding.</li> <li>3. The mitigation of additional stormwater runoff through means such as onsite stormwater disposal or retention.</li> <li>4. Any positive effects that cannot be achieved while meeting the standard.</li> </ol>	
<b>LLRZ-S7</b>	<b>Landscaped area</b>
<ol style="list-style-type: none"> <li>1. A minimum of 20% of a developed site shall be landscaped with grass or plants. The landscaped area can include tree canopies regardless of the ground treatment below them.</li> <li>2. The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit.</li> </ol> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. The planned character and planned urban built environment for the zone.</li> <li>2. The accommodation of any visually prominent or established vegetation on the site into the landscaping design.</li> <li>3. Measures to ensure vegetation in the landscaped area will survive in the long-term.</li> <li>4. Whether topographical or other site constraints make compliance with the standard impractical.</li> <li>5. Any positive effects that cannot be achieved while meeting the standard.</li> <li>6. The matters set out in the following policies:                             <ol style="list-style-type: none"> <li>a. LLRZ-P4: Residential character and amenity, and</li> <li>b. LLRZ-P5: Higher density residential development.</li> </ol> </li> </ol> <p><b>Notification:</b> Public and limited notification is precluded for resource consent applications for breach of standard HRZ-S13.</p>	
<b>LLRZ-Figure 1</b>	<b>Maximum height</b>
<b>LLRZ-Figure 2</b>	<b>Height in relation to boundary plane</b>

## MRZ — Medium Density Residential Zone

The Medium Density Residential Zone covers a significant portion of Lower Hutt's residential areas, including areas in the Hutt Valley floor, Western Hills, Stokes Valley, Wainuiomata and Eastern Bays. The Medium Density Residential Zone typically covers areas that have a lower level of access to commercial centres, community facilities and rapid transit services than the High Density Residential Zone.

While areas in the Medium Density Residential Zone are predominantly residential in nature, non-residential activities are provided for where they are compatible with the residential character of the area and serve the local community.

The planned urban built character for the Medium Density Residential Zone is a mix of low to medium density development, including detached dwellings, terraced housing, and low-rise apartments. The urban built character of an area will arise from the flexibility provided for by the Plan for individual development to take any low to medium density form. This supports increasing the capacity and choice of housing within neighbourhoods. It is anticipated that the heights, densities, and appearance of neighbourhoods in the zone will change over time. A mix of low to medium density residential development is permitted in the Medium Density Residential Zone. This includes stand-alone, semi-detached, terrace housing, and low-rise apartments of three storeys. Some areas in the Medium Density Residential Zone adjacent to the centres at Wainuiomata, Eastbourne, and Stokes Valley have been identified as being suitable to accommodate a more intensive form of residential development, subject to scale and design.

Built development is provided for in the Medium Density Residential Zone through a range of permitted activities and development standards that permit three residential units per site and buildings of up to three storeys. Development standards also address:

- The impacts of built development on adjoining sites and the streetscape,
- Stormwater management, and
- Provision of open space for residents.

If a proposed development does not meet one or more development or performance standards for the zone, resource consent is required in order to:

1. Achieve a high-quality built environment,
2. Manage the effects of development on neighbouring sites,
3. Achieve high quality living environments, and
4. Achieve attractive and safe streets and public spaces.

For developments requiring resource consent, these will be assessed against the policy framework set out by this chapter and the district-wide chapters. The resource consent process enables the design and layout of development to be assessed, recognising that quality design is increasingly important as the scale and density of development increases. Council provides design guidance for residential developments through design guides that sit outside the plan.

While this chapter includes the core objectives, policies, and rules that apply to the Medium Density Residential Zone, other chapters of the District Plan that impose overlays across specified areas may modify the type and form of development permitted in some areas of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

### **MRZ-PREC: Shaftesbury Grove Development Precinct**

[The Shaftesbury Grove Development Precinct provides bespoke management of subdivision for an area in Shaftesbury Grove, Stokes Valley to enable urban development while protecting the land's](#)

[significant ecological values. The relevant policies and rules for this precinct are found in the Subdivision chapter](#)

**Commented [CN1]:** The Policy Planning Team HCC [440.117]

**Objectives**

<b>MRZ-O1</b>	<b>Purpose of the Medium Density Residential Zone</b>
The Medium Density Residential Zone contributes to a well-functioning urban environment through the provision of predominately residential activities and housing in locations that are appropriate for medium density development.	
<b>MRZ-O2</b>	<b>Activities in the Medium Density Residential Zone</b>
<p>The Medium Density Residential Zone:</p> <ol style="list-style-type: none"> <li>1. Predominantly provides for residential activities and housing, including housing types that support a moderate density of residential development, and</li> <li>2. Provides for non-residential activities that:                     <ol style="list-style-type: none"> <li>a. Are compatible with the purpose and the planned character and planned urban built environment of the zone,</li> <li>b. Are compatible with the amenity associated with medium density residential development anticipated by the zone, and</li> <li>c. Support the health and wellbeing of people and communities in the surrounding area.</li> </ol> </li> </ol>	
<b>MRZ-O3</b>	<b>Provision of housing</b>
<p>The Medium Density Residential Zone provides for a variety of housing types and sizes that respond to:</p> <ol style="list-style-type: none"> <li>1. Housing needs and demand, and</li> <li>2. The neighbourhood’s planned urban built environment, including three-storey buildings.</li> </ol>	
<b>MRZ-O4</b>	<b>Planned character and planned urban built environment of the Medium Density Residential Zone</b>
<p>Built development in the Medium Density Residential Zone will positively contribute to a predominantly residential urban environment that:</p> <ol style="list-style-type: none"> <li>1. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone,</li> <li>2. Has an urban built environment that is characterised by a moderate concentration of building densities and forms, including:                     <ol style="list-style-type: none"> <li>a. Building heights up to three storeys, or</li> <li>b. Building heights up to five storeys in identified areas adjacent to specified centre zones,</li> </ol> </li> <li>3. Is healthy, safe, attractive, and accessible,</li> <li>4. Provides on-site outdoor living area and greenspace for residents, which contributes to visual residential amenity for adjoining properties and the street,</li> <li>5. Includes opportunities for affordable housing, including through the provision of a variety of housing types and sizes,</li> <li>6. Has good access to commercial activities and community services through active and public transport modes, providing for well-connected and low emission communities,</li> <li>7. Is integrated with existing and planned infrastructure, and</li> <li>8. Is connected to open space and the natural environment.</li> </ol>	

**Policies**

<b>MRZ-P1</b>	<b>Compatible activities</b>
---------------	------------------------------

Provide for residential activities and non-residential activities that are compatible with the purpose and the planned character and planned urban built environment of the zone, support the community's social, economic, and cultural wellbeing, and manage adverse effects on residential amenity.	
<b>MRZ-P2</b>	<b>Non-residential activities</b>
Only allow non-residential activities where: <ol style="list-style-type: none"> <li>1. They support the social, economic and cultural well-being of the local community,</li> <li>2. They are compatible with the purpose of the zone,</li> <li>3. They are of an intensity, scale and design that is consistent with the planned character and planned urban environment for the zone,</li> <li>4. They have a functional need or operational need to locate in the zone,</li> <li>5. The hours of operation are compatible with residential amenity anticipated by the zone, and</li> <li>6. Adverse effects on adjoining sites and the safety and functionality of the transport network (including effects on pedestrians, cyclists, vehicles, and public transport) can be adequately mitigated.</li> </ol>	
<b>MRZ-P3</b>	<b>Other activities</b>
Avoid activities that are incompatible with the purpose, planned character and planned urban built environment of the Medium Density Residential Zone unless they: <ol style="list-style-type: none"> <li>1. Are ancillary to or associated with a residential activity,</li> <li>2. Have a functional need or operational need to locate in the zone, and</li> <li>3. Are managed to minimise effects on residential amenity.</li> </ol>	
<b>MRZ-P4</b>	<b>Provision of housing</b>
Enable a variety of housing types with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.	
<b>MRZ-P5</b>	<b>Benefits of medium-density housing</b>
Recognise the benefits of medium-density housing, including: <ol style="list-style-type: none"> <li>1. Contributing to providing sufficient housing capacity for the community of Lower Hutt,</li> <li>2. Improving housing affordability, and</li> <li>3. The efficient use of land and infrastructure.</li> </ol>	
<b>MRZ-P6</b>	<b>Streets and open spaces</b>
Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.	
<b>MRZ-P7</b>	<b>Housing needs</b>
Enable housing to be designed to meet the day-to-day needs of residents.	
<b>MRZ-P8</b>	<b>High-quality development</b>
Provide for developments not meeting permitted activity status, while encouraging high-quality developments.	
<b>MRZ-P9</b>	<b>Specific Height Control Overlay</b>
Provide for additional building height in areas that are adjacent to the centres of Wainuiomata, Eastbourne, and Stokes Valley, which are well-served by existing or planned commercial activities and community services.	
<b>MRZ-P10</b>	<b>Retirement villages</b>
Enable retirement villages in the Medium Density Residential Zone <del>to</del> <b>where they:</b> <ol style="list-style-type: none"> <li>1. Provide for a greater density than other forms of residential developments in the zone <del>and</del></li> </ol>	

2. ~~Provide enable~~ shared spaces, services, amenities and facilities, ~~and~~
3. ~~Provide~~ affordability and the efficient provision of assisted living and care services
4. ~~while m~~ Managing the effects of non-residential activities on retirement villages on the surrounding environment, including
  - a. ~~the effects of non-residential activities within the retirement villages on the surrounding environment,~~
  - b. ~~effects on pedestrian safety and the safe and efficient movement of vehicles and other road users~~
5. Provide good quality on-site amenity, recognising the day-to-day needs of residents as they age, ~~and~~
6. ~~Encourage the scale and design of the retirement village to:~~
  - a. ~~Be Are~~ of a high quality and align with the planned character and planned urban built environment, and
  - b. ~~Achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.~~

**MRZ-P11 Changing urban environment**

Recognise that development that achieves the planned character and planned urban built environment for the zone may result in changes to the type of residential amenity provided for in the surrounding area.

**MRZ-P12 Urban design outcomes by meeting standard or assessment**

Built development is managed to achieve the following outcomes through either meeting the relevant performance standards, or an alternative approach demonstrated in a resource consent when the relevant performance standards are not met.

Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.

1. Ensure adequate privacy for residential activities and other sensitive activities on the site and on adjacent sites.
2. ~~Ensure adequate access to daylight for residential activities on the site and on adjacent sites.~~
3. Ensure adequate access to sunlight for existing outdoor living spaces on adjacent sites, and public open space.
4. Create a safe residential environment by enabling passive surveillance.
5. Ensure residential units have access to outdoor living spaces that:
  - a. Are located and oriented to ensure good access to sunlight,
  - b. Are of a functional size and configuration,
  - c. Provide screening or landscaping to contribute to privacy, or
  - d. Alternatively, public open space is located nearby that is accessible and functional for residents.
6. Provide a specified amount of landscaping on a site, or a lesser amount that is well-integrated with the development and provides a significant benefit to one or more of:
  - a. Aesthetics for the site, neighbouring sites, and the streetscape,
  - b. The management of stormwater, or
  - c. Ecological values.
7. ~~Supports the achievement of the planned character and planned urban built environment for the zone~~

**Note:**  
The Council publishes design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

**MRZ-P13 Urban design outcomes for non-residential activities and developments of more than 3 residential units and retirement villages**

**Commented [CN2]:** Urban Edge Planning Ltd [449.1]

**Commented [KP3]:** Urban Edge Planning Ltd [449.13]

**Commented [KP4]:** Summerset Holdings [326.19b]

Built development for non-residential activities, or for more than 3 residential units per site, is managed to achieve the following outcomes.  
 Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.

1. Create a safe and legible residential environment by:
  - a. providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),
  - b. enabling passive surveillance over public and communal spaces,
  - c. appropriately designing, demarcating, and lighting public, communal, and private spaces,
  - d. ~~avoiding wasted space or space of unclear function, Locating buildings so that spaces between them are purposeful and contribute positively to the site layout and~~
  - e. ~~integrating other CPTED measures at a scale appropriate for the site -and~~
  - f. ~~Ensuring visually prominent buildings contribute positively to the streetscape and public realm.~~
2. Avoid having carparking areas, loading areas, manoeuvring areas, and garages visually or physically dominate public and communal spaces or the streetscape.
3. Ensure on-site landscaping, where it is required by a standard or proposed as a mitigation of other effects:
  - a. Retains healthy and mature vegetation,
  - b. Uses planting that is appropriate for the climate and environment within the site,
  - c. Improves outlooks from dwellings and softens hard built surfaces, and
  - d. Provides one or more of aesthetic, stormwater management, ecological, or urban heat mitigation benefits.
  - e. Contributes positively to streetscape amenity
4. Ensure that activities have storage and servicing areas that:
  - a. Are of a functional size,
  - b. Are integrated into the site design to ensure they are conveniently located, accessible, secure, and minimise visual intrusion, and
  - c. Do not create health and safety hazards or nuisance (such as odour) for on-site residents or adjacent sites.

**Note:**

The Council publishes design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

<b>MRZ-P14</b>	<b>Urban design outcomes (exclusions)</b>
<p><del>For the avoidance of doubt, when applying the standards and urban design policies of this chapter, the following are not controlled, encouraged, anticipated as mitigation, or otherwise provided for by the plan:</del></p> <ol style="list-style-type: none"> <li><del>1. The protection of scenic views from private property,</del></li> <li><del>2. The protection of scenic views from any part of a road where pedestrians cannot stop,</del></li> <li><del>3. The protection of the visibility of commercial signage or advertising,</del></li> <li><del>4. The protection of sunlight access to solar panels, where the height, setback, and height in relation to boundary standards are met or given written approval,</del></li> <li><del>5. Limiting the height, scale, or density of developments where the height, setback, site coverage, height in relation to boundary, and density standards are met or waived, and</del></li> <li><del>6. The aesthetics or visual interest of residential buildings, including the use of techniques such as modulation of building form or variation of building materials, where the height, setback, and height in relation to boundary standards are met or given written approval.</del></li> </ol>	
<b>MRZ-P15</b>	<b>Manage effects on the Marae Zone</b>

Commented [KP5]: Kāinga Ora [386.30]

Commented [KP6]: Urban Edge Planning Ltd [449.14]

Commented [KP7]: Urban Edge Planning [449.13]

Manage development on sites neighbouring marae in the Marae Zone to ensure that risks to cultural safety and tikanga from overlooking, visual dominance, and noise are appropriately addressed in consultation with tangata whenua.

**Rules**

**Note:**  
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status for an activity are set out in the General Approach chapter.

**Buildings and structures**

<b>MRZ-R1</b>	<b>Repair and maintenance of buildings and structures</b>
1.	<b>Activity status:</b> Permitted
<b>MRZ-R2</b>	<b>Demolition or removal of buildings and structures</b>
1.	<b>Activity status:</b> Permitted
<b>MRZ-R3</b>	<b>Construction of new buildings and structures and alterations and additions to existing buildings and structures</b>
1.	<p><b>Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with:                             <ul style="list-style-type: none"> <li>i. MRZ-S2: Building coverage,</li> <li>ii. MRZ-S3: Building height,</li> <li>iii. MRZ-S4: Height in relation to boundary,</li> <li>iv. MRZ-S5: Setbacks,</li> <li>v. MRZ-S6: Height in relation to boundary and setbacks for site boundaries adjoining the Marae Zone,</li> <li>vi. MRZ-S7: Permeable surface,</li> <li>vii. MRZ-S8: Outdoor living space,</li> <li>viii. MRZ-S9: Outlook space,</li> <li>ix. MRZ-S10 Windows to street, and</li> <li>x. MRZ-S11: Landscaped area.</li> </ul> </li> </ul>
2.	<p><b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>1. Compliance is not achieved with MRZ-R3.1.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters of discretion for any infringed standard.</li> </ul> <p><b>Notification:</b> Public notification is precluded for applications under this rule.</p>

**Land use activities**

<b>MRZ-R4</b>	<b>Residential activities</b>
1.	<p><b>Activity status:</b> Permitted</p> <p>Where:</p>

	<p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. MRZ-S1: Number of residential units,</li> <li>ii. MRZ-S8: Outdoor living space,</li> <li>iii. MRZ-S9: Outlook space,</li> <li>iv. MRZ-S10 Windows to street, and</li> <li>v. MRZ-S11: Landscaped area.</li> </ul>
	<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MRZ-R4.1.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters of discretion for any infringed standard.</li> </ul> <p><b>Notification:</b>                  Public notification is precluded for applications under this rule.                  Limited notification is precluded for applications under this rule where compliance is not achieved with MRZ-S1.</p>
<b>MRZ-R5</b>	<b>Papakāinga</b>
	<p><b>1. Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Non-residential activities associated with the papakāinga do not include:                         <ul style="list-style-type: none"> <li>i. The repair, alteration, restoration, or maintenance of motor vehicles, or</li> <li>ii. The use of heavy vehicles, or</li> <li>iii. Any drive-through activity.</li> </ul> </li> <li>b. The hours of operation for visitors, customers, clients, deliveries, and pickups for non-residential purposes are not outside the hours of:                         <ul style="list-style-type: none"> <li>i. 8.00am to 7.00pm Monday to Friday, and</li> <li>ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays.</li> </ul> </li> <li>c. All materials and goods stored, repaired, or manufactured in association with non-residential activities and all storage of refuse from non-residential activities must be within a building or screened from view at ground level.</li> <li>d. Retail activities are limited to:                         <ul style="list-style-type: none"> <li>i. Goods produced on the site, or</li> <li>ii. Goods retailed online and not resulting in customer visits to the site, or</li> <li>iii. Goods ancillary to a service provided by the papakāinga.</li> </ul> </li> <li>e. The total gross floor area of non-residential activities is no more than 200m<sup>2</sup>.</li> <li>f. There are no more than 5 residential units within the papakāinga, and</li> <li>g. Compliance is achieved with:                         <ul style="list-style-type: none"> <li>i. MRZ-S8: Outdoor living space, and</li> <li>ii. MRZ-S9: Outlook space.</li> </ul> </li> </ul>
	<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with the standards listed in MRZ-R5.1.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The effects on the amenity of the surrounding residential area and residents.</li> <li>2. Where MRZ-R5.1(b), (d) or (f) are not met: the effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</li> <li>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining</li> </ul>

- public space.
- 4. Where MRZ-R5.1(f) is not met: the capacity of the network infrastructure for water supply, wastewater, stormwater, and land transport to service the development.
- 5. Where MRZ-R5.1(g) is not met: the matters of discretion for any infringed standard.
- 6. The matters in policies:
  - a. MRZ-P1: Compatible activities,
  - b. MRZ-P2: Non-residential activities, and
  - c. MRZ-P3: Other activities.
- 7. The urban design matters in policies:
  - a. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
  - ~~b. MRZ-P14: Urban design outcomes (exclusions).~~
- 8. The matters in the policies of the Papakāinga chapter.

Commented [KP9]: Consequential amendment

<b>MRZ-R6</b>	<b>Home businesses</b>
---------------	------------------------

**1. Activity status:** Permitted

Where:

- a. At least one person employed by the home business lives permanently at the residential unit associated with the home business.
- b. No more than four people work onsite at the home business at any one time.
- c. Retail activities are limited to:
  - i. Goods produced on the site, or
  - ii. Goods retailed online and not resulting in customer visits to the home business, or
  - iii. Goods ancillary to a service provided by the home business.
- d. The home business does not include the repair, alteration, restoration, or maintenance of motor vehicles.
- e. The home business does not involve the use of heavy vehicles.
- f. The hours of operation for visitors, customers, clients, deliveries, and pickups to the home business are not outside the hours of:
  - i. 8.00am to 7.00pm Monday to Friday, and
  - ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays.
- g. All materials and goods stored, repaired, or manufactured in association with the home business and all storage of refuse from the home business must be within or screened from view at ground level.

**2. Activity status:** Restricted discretionary

Where:

- a. Compliance is not achieved with MRZ-R6.1.

**Matters of discretion are restricted to:**

- 1. The effects on the residential amenity of the surrounding area.
- 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
- 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
- 4. The matters in policies:
  - a. MRZ-P2: Non-residential activities,
  - b. MRZ-P3: Other activities,
  - c. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
  - ~~d. MRZ-P14: Urban design outcomes (exclusions).~~

Commented [KP10]: Consequential amendment

MRZ-R7	Visitor accommodation
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <p>a. The maximum occupancy, including staff and residents, is limited to 10 persons at any one time.</p>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MRZ-R7.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The effects on the residential amenity of the surrounding area.</li> <li>2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</li> <li>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</li> <li>4. The matters in policies:                             <ol style="list-style-type: none"> <li>a. MRZ-P2: Non-residential activities,</li> <li>b. MRZ-P3: Other activities,</li> <li>c. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and</li> <li>d. <del>MRZ-P14: Urban design outcomes (exclusions).</del></li> </ol> </li> </ol>
MRZ-R8	Child care services
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <p>a. The maximum number of children being cared for does not exceed five at any one time, excluding any children who are normally a resident at a residential unit associated with the child care service.</p>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MRZ-R8.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The effects on the residential amenity of the surrounding area.</li> <li>2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</li> <li>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</li> <li>4. The matters in policies:                             <ol style="list-style-type: none"> <li>a. MRZ-P2: Non-residential activities,</li> <li>b. MRZ-P3: Other activities,</li> <li>c. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and</li> <li>d. <del>MRZ-P14: Urban design outcomes (exclusions).</del></li> </ol> </li> </ol>
MRZ-R9	Supported residential care facility
	<p>1. <b>Activity status:</b> Permitted</p>

Commented [KP11]: Consequential amendment

Commented [KP12]: Consequential amendment

Where:  
 a. The maximum number of people accommodated at the supported residential care facility, including staff and residents, does not exceed 10.

**2. Activity status:** Restricted discretionary

Where:

- a. Compliance is not achieved with MRZ-R9.1.

**Matters of discretion are restricted to:**

1. The effects on the residential amenity of the surrounding area.
2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
4. The matters in policies:
  - a. MRZ-P2: Non-residential activities,
  - b. MRZ-P3: Other activities,
  - c. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
  - d. ~~MRZ-P14: Urban design outcomes (exclusions).~~

Commented [KP13]: Consequential amendment

**MRZ-R10 Health care activities**

**1. Activity status:** Restricted discretionary

Where:

- a. No more than four staff may work on the health care activity premises at any one time.

**Matters of discretion are ~~limited~~restricted to:**

1. The effects on the residential amenity of the surrounding area.
2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
4. The matters in policies:
  - a. MRZ-P2: Non-residential activities,
  - b. MRZ-P3: Other activities,
  - c. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
  - d. ~~MRZ-P14: Urban design outcomes (exclusions).~~

Commented [CN14]: Policy Planning team of Hutt City Council (440.5)

Commented [KP15]: Consequential amendment

**2. Activity status:** Discretionary

Where:

- a. Compliance is not achieved with RZ-R10.1.

**MRZ-R11 Educational facilities (excluding child care services)**

**1. Activity status:** Restricted discretionary

**Matters of discretion are ~~limited~~restricted to:**

1. The effects on the residential amenity of the surrounding area.
2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining

Commented [CN16]: Policy Planning team of Hutt City Council (440.5)

public space.  
 4. The matters in policies:  
 a. MRZ-P2: Non-residential activities,  
 b. MRZ-P3: Other activities,  
 c. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and  
 d. ~~MRZ-P14: Urban design outcomes (exclusions).~~

**Commented [KP17]:** Consequential amendment

**MRZ-R12 Retirement villages**

1. **Activity status:** Restricted discretionary  
**Matters of discretion are ~~limited~~restricted to:**  
~~1. The effects on the residential amenity of the surrounding area.~~  
~~2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.~~  
~~3. The extent to which the site layout and any proposed landscaping helps to avoid or minimise the effects of the retirement village on surrounding residential areas, the streetscape, and adjoining public space.~~  
 4. The capacity of the network infrastructure for water supply, wastewater, stormwater, and land transport to service the development.  
 5. The matters in policies:  
 a. ~~MRZ-P2: Non-residential activities,~~  
 b. ~~MRZ-P3: Other activities,~~  
 c. MRZ-P10: Retirement villages,  
 d. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and  
 e. ~~MRZ-P14: Urban design outcomes (exclusions).~~

**Commented [CN18]:** Policy Planning team of Hutt City Council (440.5)

**Commented [CN19]:** Summerset [326.19a]

**Commented [KP20]:** Consequential amendment

**MRZ-R13 Marae**

1. **Activity status:** Restricted discretionary  
**Matters of discretion are ~~limited~~restricted to:**  
 1. The effects on the residential amenity of the surrounding area.  
 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.  
 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.  
 4. The matters in policies:  
 a. MRZ-P2: Non-residential activities,  
 b. MRZ-P3: Other activities,  
 c. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and  
 d. ~~MRZ-P14: Urban design outcomes (exclusions).~~

**Commented [CN21]:** Policy Planning team of Hutt City Council (440.5)

**Commented [KP22]:** Consequential amendment

**MRZ-R14 Community facilities**

1. **Activity status:** Restricted discretionary  
**Matters of discretion are ~~limited~~restricted to:**  
 1. The effects on the residential amenity of the surrounding area.  
 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.  
 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.  
 4. The matters in policies:  
 a. MRZ-P2: Non-residential activities,

**Commented [CN23]:** Policy Planning team of Hutt City Council (440.5)

	<ul style="list-style-type: none"> <li>b. MRZ-P3: Other activities,</li> <li>c. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and</li> <li>d. <del>MRZ-P14: Urban design outcomes (exclusions).</del></li> </ul>
<b>MRZ-R15</b>	<b>Emergency service facilities</b>
	<p>1. <b>Activity status:</b> Restricted discretionary</p> <p><b>Matters of discretion are <del>limited</del>restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The effects on the residential amenity of the surrounding area.</li> <li>2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</li> <li>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</li> <li>4. The matters in policies:                             <ul style="list-style-type: none"> <li>a. MRZ-P2: Non-residential activities,</li> <li>b. MRZ-P3: Other activities,</li> <li>c. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and</li> <li>d. <del>MRZ-P14: Urban design outcomes (exclusions).</del></li> </ul> </li> </ul>
<b>MRZ-R16</b>	<b>Activities not otherwise provided for</b>
	1. <b>Activity status:</b> Discretionary
<b>MRZ-R17</b>	<b>Industrial activities</b>
	1. <b>Activity status:</b> Non-complying
<b>MRZ-R18</b>	<b>Rural activities, Intensive indoor primary production, Rural industry, Top soil stripping and Turf farming</b>
	1. <b>Activity status:</b> Non-complying
<b>MRZ-R19</b>	<b>Quarrying activities and Mining activities</b>
	1. <b>Activity status:</b> Non-complying

Commented [KP24]: Consequential amendment

Commented [CN25]: Policy Planning team of Hutt City Council (440.5)

Commented [KP26]: Consequential amendment

**General Rules**

<b>MRZ-R20</b>	<b>Outdoor storage and work areas</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The storage/work area is associated with a residential activity, or</li> <li>b. If the storage/work area are associated with a non-residential activity (including a home occupation) storage/work area is screened from any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height.</li> </ul>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MRZ-R20.1.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The effects on the amenity values of the surrounding area, including the streetscape</li> </ul>

<p>and public spaces.</p> <ol style="list-style-type: none"> <li>2. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on the surrounding residential area, including the streetscape and public spaces.</li> <li>3. Any positive effects that can only be achieved through non-compliance with MRZ-R20.1.</li> </ol>	
<b>MRZ-R21</b>	<b>Servicing</b>
<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Servicing occurs only between:                     <ol style="list-style-type: none"> <li>i. 87:00am to 7:00pm Monday to Friday, and</li> <li>ii. 9:00am to 6:00pm Saturday, Sunday, and public holidays.</li> </ol> </li> </ol>	
<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with RZ-R21.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The night-time amenity of activities sensitive to noise in the surrounding area.</li> </ol> <p><b>Notification:</b> Public notification is precluded for applications under this rule.</p>	

Commented [CN27]: Enviro NZ (323.047)

**Standards**

<b>MRZ-S1</b>	<b>Number of residential units per site</b>
<ol style="list-style-type: none"> <li>1. There must be no more than 3 residential units per site.</li> </ol> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. The planned character and planned urban built environment for the zone.</li> <li>2. The capacity of network infrastructure for water supply, wastewater, stormwater, and land transport to service the development.</li> <li>3. The matters in policies:                     <ol style="list-style-type: none"> <li>a. MRZ-P4: Provision of housing,</li> <li>b. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and</li> <li>c. <del>MRZ-P14: Urban design outcomes (exclusions).</del></li> </ol> </li> <li>4. Any positive effects, including positive effects of increasing housing capacity and variety.</li> </ol>	
<b>MRZ-S2</b>	<b>Building coverage</b>
<ol style="list-style-type: none"> <li>1. Building and structure coverage must not exceed 50%.</li> <li>2. 1 does not apply to:                     <ol style="list-style-type: none"> <li>a. Decks less than 500mm in height,</li> <li>b. All structures less than 1.2 metres in height, and</li> <li>c. Any scaffolding or falsework erected temporarily for construction or maintenance purposes.</li> </ol> </li> </ol> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. The planned character and planned urban built environment for the zone.</li> <li>2. The matters in policies:                     <ol style="list-style-type: none"> <li>a. Urban design outcomes 1, 2 and 3 in MRZ-P12: Urban design outcomes by meeting standard or assessment, and</li> <li>b. <del>MRZ-P14: Urban design outcomes (exclusions).</del></li> </ol> </li> <li>3. Whether topographical or other site constraints make compliance with the standard</li> </ol>	

Commented [KP28]: Consequential amendment

Commented [KP29]: Go Architecture [331.17]

Commented [KP30]: Consequential amendment

<p>impractical. 4. Any positive effects that cannot be achieved while meeting the standard.</p>	
<b>MRZ-S3</b>	<b>Building height</b>
<p>1. Buildings and structures must not exceed a maximum height above ground level of:                      a. For buildings a structure within the Specific Height Control Overlay: The maximum height shown in that overlay,                      b. In any other case: 11m,                      Except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more as shown in MRZ-Figure 1.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. The planned character and planned urban built environment for the zone.</li> <li>2. The matters in policies:                             <ol style="list-style-type: none"> <li>a. Urban design outcomes 1, 2 and 3 in MRZ-P12: Urban design outcomes by meeting standard or assessment, and</li> <li>b. <u>MRZ-P14: Urban design outcomes (exclusions).</u></li> </ol> </li> <li>3. Whether topographical or other site constraints make compliance with the standard impractical.</li> <li>4. Any positive effects that cannot be achieved while meeting the standard.</li> </ol> <p><u>This standard does not apply to:</u>  <u>1. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site.</u></p>	
<b>MRZ-S4</b>	<b>Height in relation to boundary</b>
<ol style="list-style-type: none"> <li>1. With the exceptions of 2 and 3 below, buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in MRZ-Figure 2.</li> <li>2. For buildings and structures within the Specific Height Control Overlay, for the first 21.5m of a side boundary, as measured from the road frontage, buildings and structures must not project beyond a 60° recession plane measured from a point 6 metres vertically above ground level.</li> <li>3. For 1 and 2, where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian accessway, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian accessway.</li> <li>4. 1 and 2 do not apply to:                             <ol style="list-style-type: none"> <li>a. A boundary with a road,</li> <li>b. Existing or proposed internal boundaries within a site,</li> <li>c. Site boundaries where there is an existing common wall between 2 buildings on adjoining sites or where a common wall is proposed,</li> <li>d. Boundaries adjoining a Commercial and Mixed Use Zone or an Industrial Zone,</li> <li>e. Chimney structures not exceeding 1.1m in with on any elevation, provided these do not exceed the height in relation to boundary plane by more than 1m, and</li> <li>f. Antennas, aerials, satellite dishes (less than 1m in diameter), flues, architectural features (e.g. finials, spires), provided these do not exceed the height in relation to boundary plane by more than 3m measured vertically.</li> <li>g. <u>The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site</u></li> </ol> </li> </ol> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. The planned character and planned urban built environment for the zone.</li> <li>2. The matters in policies:                             <ol style="list-style-type: none"> <li>a. Urban design outcomes 1, 2 and 3 in MRZ-P12: Urban design outcomes by meeting</li> </ol> </li> </ol>	

Commented [KP31]: Consequential amendment

Commented [KP32]: FENZ [374.70b]

Commented [KP33]: FENZ [374.70b]

<p>standard or assessment, and  <del>b. MRZ-P14: Urban design outcomes (exclusions).</del></p> <p>3. Whether topographical or other site constraints make compliance with the standard impractical.</p> <p>4. Any positive effects that cannot be achieved while meeting the standard.</p>	
<b>MRZ-S5</b>	<b>Setbacks</b>
<p>1. Buildings and structures must be setback from the relevant boundary by the minimum depth listed below:</p> <ul style="list-style-type: none"> <li>a. Front yard: 1.5m.</li> <li>b. Side yard: 1m.</li> <li>c. Rear yard: 1m.</li> </ul> <p>2. One accessory building may be located in a side and/or rear setback provided that the building does not extend more than 6m along the length of any boundary and is not located in a setback that adjoins the rail corridor.</p> <p>3. This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjoining sites with a common wall existing or proposed.</p> <p>4. This standard does not apply to:</p> <ul style="list-style-type: none"> <li>a. boundary fences or walls of no more than 2m in height above ground level,</li> <li>b. decks less than 5600mm in height,</li> <li>c. all structures less than 1.2m in height, and</li> <li>d. any scaffolding or falsework erected temporarily for construction or maintenance purposes.</li> <li>e. <u>The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site</u></li> </ul> <p>5. Eaves, chimneys, exterior hot water cylinders, and stormwater detention and retention tanks may encroach into any setback by up to 0.6m.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ul style="list-style-type: none"> <li>1. The planned character and planned urban built environment for the zone.</li> <li>2. The matters in policies: <ul style="list-style-type: none"> <li>a. Urban design outcomes 1, 2 and 3 in MRZ-P12: Urban design outcomes by meeting standard or assessment, and  <del>b. MRZ-P14: Urban design outcomes (exclusions).</del></li> </ul> </li> <li>3. Whether topographical or other site constraints make compliance with the standard impractical.</li> <li>4. Any positive effects that cannot be achieved while meeting the standard.</li> </ul>	
<b>MRZ-S6</b>	<b>Height in relation to boundary and setbacks for site boundaries adjoining the Marae Zone</b>
<p>1. Buildings and structures on a site with a boundary adjoining the Marae Zone must not project beyond a 45° recession plane measured from a point 2.5 metres vertically above ground level on the boundary adjoining the Marae Zone.</p> <p>2. For 1, where the boundary forms part of part of a legal right of way, entrance strip, access site, or pedestrian accessway, the height in relation to boundary applies from the farthest boundary of the legal right of way, entrance strip, access site, or pedestrian accessway.</p> <p>3. All buildings and structures on a site adjoining the Marae Zone must be setback by 1m from the boundary adjoining the marae, except that:</p> <ul style="list-style-type: none"> <li>a. One accessory building may encroach into the boundary setback provided the building does not extend more than 6m along the length of the boundary adjoining the Marae Zone, and</li> <li>b. Eaves may encroach into the boundary setback by up to 0.6m.</li> </ul> <p><b>Matters of discretion if the standard is breached:</b></p> <ul style="list-style-type: none"> <li>1. Privacy, visual dominance, shading, and noise effects on the tikanga and cultural safety of</li> </ul>	

Commented [KP34]: Consequential amendment

Commented [KP35]: Go Architecture [331.18]

Commented [KP36]: FENZ [374.70b]

Commented [KP37]: Consequential amendment

<p>activities that occur at the marae.</p> <ol style="list-style-type: none"> <li>Whether there are alternative methods, locations, or designs that would avoid or reduce the effects on tikanga and cultural safety.</li> <li>The outcomes of any engagement with tangata whenua responsible for the marae, relevant to the effects of the standard not met.</li> <li>Whether topographical or other site constraints make compliance with the standard impractical.</li> <li>Any positive effects that cannot be achieved while meeting the standard.</li> </ol>	
<b>MRZ-S7</b>	<b>Permeable surface</b>
<ol style="list-style-type: none"> <li>The minimum permeable surface area of a site is 30%.</li> </ol> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>The effects on the stormwater system.</li> <li>The potential for increased surface ponding and flooding.</li> <li>The mitigation of additional stormwater runoff through means such as onsite stormwater disposal or retention.</li> <li>Any positive effects that cannot be achieved while meeting the standard.</li> </ol>	
<b>MRZ-S8</b>	<b>Outdoor living space</b>
<ol style="list-style-type: none"> <li>A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:                     <ol style="list-style-type: none"> <li>Where located at ground level, has no dimension less than 3 metres,</li> <li>Where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres,</li> <li>Is accessible from the residential unit,</li> <li>May be:                             <ol style="list-style-type: none"> <li>Grouped cumulatively by area in 1 communally accessible location, or</li> <li>Located directly adjacent to the unit.</li> </ol> </li> <li>Is free of buildings, parking spaces, and servicing and manoeuvring areas.</li> </ol> </li> <li>A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:                     <ol style="list-style-type: none"> <li>Is at least 8 square metres and has a minimum dimension of 1.8 metres,</li> <li>Is accessible from the residential unit,</li> <li>May be:                             <ol style="list-style-type: none"> <li>Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level, or</li> <li>Located directly adjacent to the unit.</li> </ol> </li> </ol> </li> </ol> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>The planned character and planned urban built environment for the zone.</li> <li>The matters in policies:                     <ol style="list-style-type: none"> <li>Urban design outcome 5 in MRZ-P12: Urban design outcomes by meeting standard or assessment, and</li> <li><del>MRZ-P14: Urban design outcomes (exclusions).</del></li> </ol> </li> <li>Whether topographical or other site constraints make compliance with the standard impractical.</li> <li>Any positive effects that cannot be achieved while meeting the standard.</li> </ol> <p><b>This standard does not apply to:</b></p> <ol style="list-style-type: none"> <li><del>Retirement villages</del></li> </ol>	
<b>MRZ-S9</b>	<b>Outlook space</b>
<ol style="list-style-type: none"> <li>Outlook space for each residential unit must be provided from habitable room windows as shown in the diagram MRZ-Figure 3.</li> <li>The minimum dimensions for a required outlook space are:</li> </ol>	

Commented [KP38]: Consequential amendment

Commented [CN39]: Summerset [326.21a]

- a. A principal living room must have an outlook space with a minimum dimension of 4m deep and 4m wide.
- b. All other habitable rooms must have an outlook space with a minimum dimension of 1m deep and 1m wide.
- 3. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- 4. Outlook spaces may be over driveways and footpaths within the site, over a public street, or other public open space.
- 5. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- 6. Outlook spaces may be under or over a balcony.
- 7. Outlook spaces required from different rooms within the same building may overlap.
- 8. Outlook spaces must:
  - a. Be clear and unobstructed by buildings, and
  - b. Not extend over an outlook space or outdoor living space required by another dwelling.

**Matters of discretion if the standard is breached:**

- 1. The planned character and planned urban built environment for the zone.
- 2. The matters in policies:
  - a. Urban design outcomes 1 and 2 in MRZ-P12: Urban design outcomes by meeting standard or assessment, and
  - b. ~~MRZ-P14: Urban design outcomes (exclusions);~~
- 3. Any mitigation factors such as view or landscaping that compensates for a reduced outlook.
- 4. Whether topographical or other site constraints make compliance with the standard impractical.
- 5. Any positive effects that cannot be achieved while meeting the standard.

This standard does not apply to:

- 1. Retirement villages

Commented [KP40]: Consequential amendment

Commented [CN41]: Summerset [326.22a]

<b>MRZ-S10</b>	<b>Windows to street</b>
----------------	--------------------------

- 1. Residential units facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

**Matters of discretion if the standard is breached:**

- 1. The planned character and planned urban built environment for the zone.
- 2. The matters in policies:
  - a. Urban design outcome 4 in MRZ-P12: Urban design outcomes by meeting standard or assessment, and
  - b. ~~MRZ-P14: Urban design outcomes (exclusions);~~
- 3. Whether topographical or other site constraints make compliance with the standard impractical.
- 4. Any positive effects that cannot be achieved while meeting the standard.

Commented [KP42]: Consequential amendment

This standard does not apply to:

- 1. Retirement villages

Commented [CN43]: Summerset [326.23a]

<b>MRZ-S11</b>	<b>Landscaped area</b>
----------------	------------------------

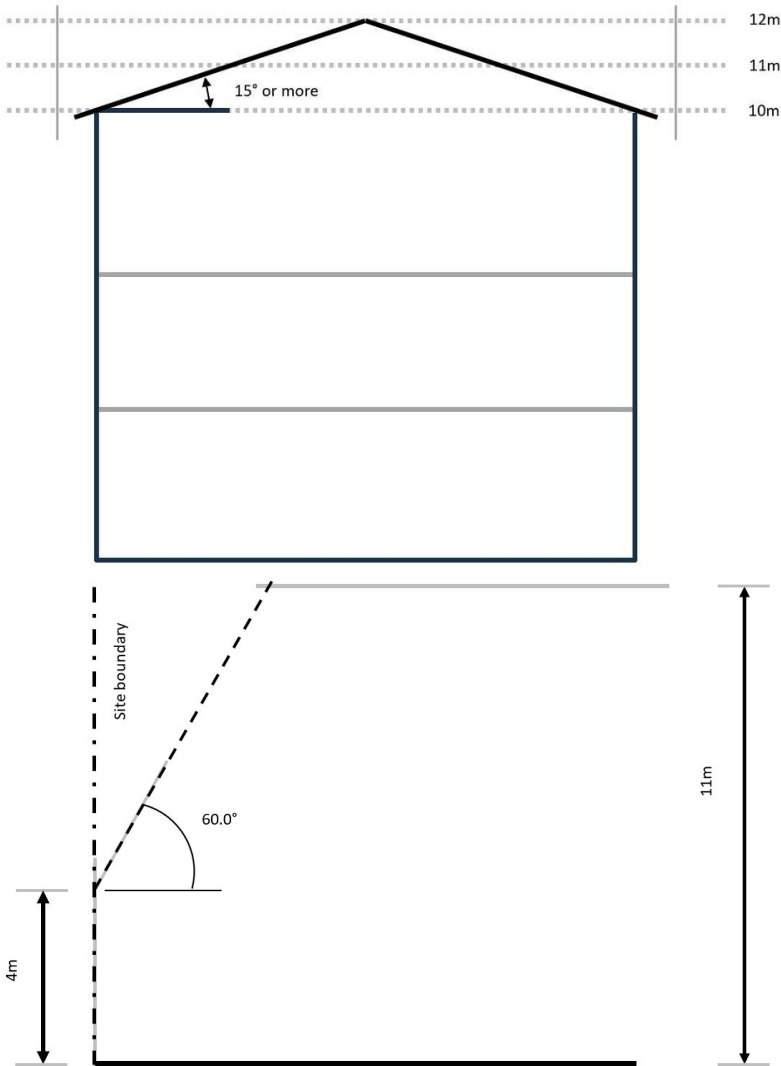
- 1. A minimum of 20% of a developed site shall be landscaped with grass or plants. The landscaped area can include tree canopies regardless of the ground treatment below them.
- 2. The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit.

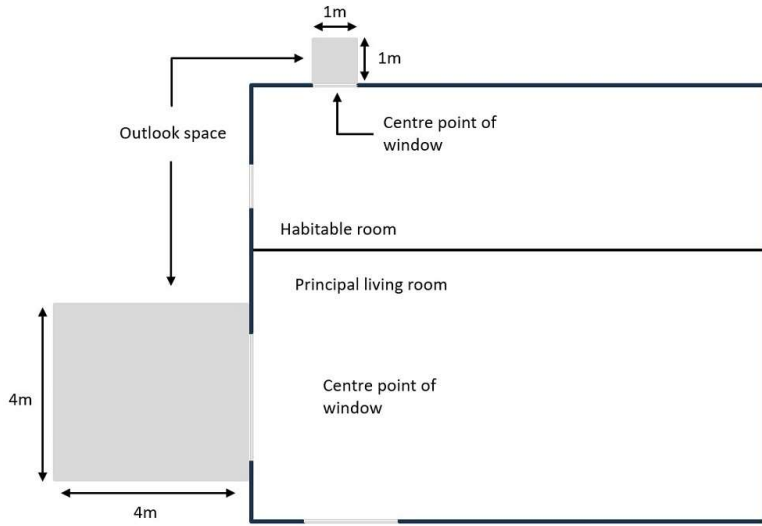
**Matters of discretion if the standard is breached:**

- 1. The planned character and planned urban built environment for the zone.
- 2. The matters in policies:
  - a. Urban design outcome 6 MRZ-P12: Urban design outcomes by meeting standard or

- assessment, and
- b. MRZ-P14: Urban design outcomes (exclusions).
3. Whether topographical or other site constraints make compliance with the standard impractical.
  4. Any positive effects that cannot be achieved while meeting the standard.

<b>MRZ-Figure 1</b>	<b>Maximum height</b>
<b>MRZ-Figure 2</b>	<b>Height in relation to boundary plane</b>
<b>MRZ-Figure 3</b>	<b>Outlook space per residential unit</b>





## HRZ — High Density Residential Zone

The High Density Residential Zone covers residential areas with a higher level of access to commercial activities and community facilities. This includes areas surrounding train stations, the Lower Hutt city centre, the Petone metropolitan centre, and some suburban centres.

The zone plays an important role in ensuring that the District Plan provides for sufficient residential development capacity to meet expected demand for housing over the short-term, medium-term, and long-term. The zone provides opportunities for a variety of medium-density and high-density residential development, such as detached dwellings, terraced housing, and apartments. The High Density Residential Zone anticipates a built urban environment of at least six storeys, with greater intensification enabled in areas surrounding the Lower Hutt city centre.

While areas in the High Density Residential Zone are predominantly residential in nature, non-residential activities are provided for within the Zone where they are compatible with residential activities.

It is anticipated that the appearance of neighbourhoods in the High Density Residential Zone will change over time, including through increased opportunities for terraced housing and apartments.

Built development is provided for in the High Density Residential Zone through a range of permitted activities and development standards. These activities and standards permit three residential units per site and buildings of up to six storeys in most of the zone. Some areas have been identified as being suited to a more intensive built form through increased building heights than the standard zone height. These are the residential areas surrounding the City Centre. They are identified on the planning maps by the Specific Height Control Overlay. Development standards also address:

1. The effects of built development on adjoining sites and the streetscape,
2. Stormwater management, and
3. Provision of open space for residents.

If a proposed development does not meet one or more development or performance standards for the zone, resource consent is required in order to:

1. Achieve a high-quality built environment,
2. Manage the effects of development on neighbouring sites,
3. Achieve high quality living environments, and
4. Achieve attractive and safe streets and public spaces.

For developments requiring resource consent, these will be assessed against the policy framework set out by the relevant residential and overlay chapters. The resource consent process enables the design and layout of development to be assessed, recognising that quality design is increasingly important as the scale and density of development increases. Council provides design guidance for residential developments through design guides that sit outside the plan.

While this chapter includes the core objectives, policies, and rules that apply to the High Density Residential Zone, other chapters of the District Plan that impose overlays across specified areas may modify the type and form of development permitted in some areas of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

### Objectives

<b>HRZ-01</b>	<b>Purpose of the High Density Residential Zone</b>
---------------	---

The High Density Residential Zone contributes to a well-functioning urban environment through the provision of predominantly residential activities and housing in locations that are appropriate for high density development.

<b>HRZ-O2</b>	<b>Activities in the High Density Residential Zone</b>
---------------	--

The High Density Residential Zone:

1. Predominantly provides for residential activities and housing, including housing types that support high density residential development, and
2. Provides for non-residential activities that:
  - a. Are compatible with the purpose and the planned character and planned urban built environment of the zone,
  - b. Are compatible with the amenity associated with high density residential development anticipated by the zone, and
  - c. Support the health and wellbeing of people and communities in the surrounding area.

<b>HRZ-O3</b>	<b>Provision of housing</b>
---------------	-----------------------------

The High Density Residential Zone provides for a variety of housing types and sizes that respond to:

1. Housing needs and demand, and
2. The neighbourhood's planned urban built environment, including six-storey buildings.

<b>HRZ-O4</b>	<b>Planned character and planned urban built environment of the High Density Residential Zone</b>
---------------	---

Built development in the High Density Residential Zone will positively contribute to a predominantly residential urban environment that:

1. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone,
2. Has an urban built environment that is characterised by a high concentration of building densities and forms, including:
  - a. Building heights up to six storeys, or
  - b. Buildings of up to 36m in identified areas adjacent to the City Centre Zone.
3. Is healthy, safe, attractive, and accessible,
4. Provides on-site outdoor living area and greenspace for residents, which contributes to visual residential amenity for adjoining properties and the street,
5. Includes opportunities for affordable housing, including through the provision of a variety of housing types and sizes,
6. Has a high level of access to commercial activities and community services through active and public transport, providing for well-connected and low emission communities,
7. Is integrated with existing and planned infrastructure, and
8. Is connected to open space and the natural environment.

## Policies

<b>HRZ-P1</b>	<b>Compatible activities</b>
---------------	------------------------------

Provide for residential activities and non-residential activities that are compatible with the purpose, planned character and planned urban built environment of the zone, support the community's social, economic, and cultural wellbeing, and manage adverse effects on residential amenity.

<b>HRZ-P2</b>	<b>Non-residential activities</b>
---------------	-----------------------------------

Only allow non-residential activities where:

1. They support the social, economic and cultural well-being of the local community,
2. They are compatible with the purpose of the zone,
3. They are of an intensity, scale and design that is consistent with the planned character and planned urban built environment for the zone,

<ol style="list-style-type: none"> <li>4. They have a functional need or operational need to locate in the zone,</li> <li>5. The hours of operation are compatible with residential amenity anticipated by the zone, and</li> <li>6. Adverse effects on adjoining sites and the safety and functionality of the transport network (including effects on pedestrians, cyclists, vehicles, and public transport) can be adequately mitigated.</li> </ol>	
<b>HRZ-P3</b>	<b>Other activities</b>
<p>Avoid activities that are incompatible with the purpose and planned urban environment of the High Density Residential Zone unless they:</p> <ol style="list-style-type: none"> <li>1. Are ancillary to or associated with a residential activity,</li> <li>2. Have a functional need or operational need to locate in the zone, and</li> <li>3. Are managed to minimise effects on residential amenity.</li> </ol>	
<b>HRZ-P4</b>	<b>Provision of housing</b>
<p>Enable a variety of housing types with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.</p>	
<b>HRZ-P5</b>	<b>Benefits of sufficient housing capacity and variety</b>
<p>Recognise the benefits of high-density housing in providing sufficient housing capacity for the community of Lower Hutt, improving housing affordability, and enabling the efficient use of land, by providing for a variety of housing types at a mix of densities, including housing at high densities.</p>	
<b>HRZ-P6</b>	<b>Streets and open spaces</b>
<p>Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</p>	
<b>HRZ-P7</b>	<b>Housing needs</b>
<p>Enable housing to be designed to meet the day-to-day needs of residents.</p>	
<b>HRZ-P8</b>	<b>High quality development</b>
<p>Provide for developments not meeting permitted activity status, while encouraging high-quality developments.</p>	
<b>HRZ-P9</b>	<b>Specific Height Control Overlay</b>
<p>Enable buildings of at least six storeys, with greater heights of up to 36m above ground level enabled in areas around the Lower Hutt City Centre, which are well-served by existing or planned commercial activities and community services.</p>	
<b>HRZ-P10</b>	<b>Retirement villages</b>
<p>Enable retirement villages in the High Density Residential Zone <del>to where they:</del></p> <ol style="list-style-type: none"> <li>1. Provide for a greater density than other forms of residential developments in the zone <del>and</del></li> <li>2. <del>Provide enable</del> shared spaces, services, amenities and facilities, <del>and</del></li> <li>3. <del>Provide</del> affordability and <del>the</del> efficient provision of assisted living and care services</li> <li>4. <del>while m</del>Managing <del>the effects of non-residential activities on retirement villages on the surrounding environment,</del> including             <ol style="list-style-type: none"> <li>a. <del>the effects of non-residential activities within the retirement villages on the surrounding environment,</del></li> <li>b. <del>effects on pedestrian safety and the safe and efficient movement of vehicles and other road users</del></li> </ol> </li> <li>5. Provide good quality on-site amenity, recognising the day-to-day needs of residents as they age, <del>and</del></li> <li>6. <del>Encourage the scale and design of the retirement village to:</del></li> </ol>	

- a. ~~Be Are~~ of a high quality and align with the planned character and planned urban built environment, and
- b. ~~Achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.~~

Commented [CN1]: Summerset [326.13b]

**HRZ-P11 Changing urban environment**

Recognise that development that achieves the planned character and planned urban built environment for the zone may result in changes to the type of residential amenity provided for in the surrounding area.

**HRZ-P12 Urban design outcomes by meeting standard or assessment**

Built development is managed to achieve the following outcomes through either meeting the relevant performance standards, or an alternative approach demonstrated in a resource consent when the relevant performance standards are not met.

Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.

1. Ensure adequate privacy for residential activities and other sensitive activities on the site and on adjacent sites.
- ~~2. E.~~
3. Ensure adequate access to sunlight for existing outdoor living spaces on adjacent sites, and public open space.
4. Create a safe residential environment by enabling passive surveillance.
5. Ensure residential units have access to outdoor living spaces that:
  - a. Are located and oriented to ensure good access to sunlight,
  - b. Are of a functional size and configuration,
  - c. Provide screening or landscaping to contribute to privacy, or
  - d. Alternatively, public open space is located nearby that is accessible and functional for residents.
6. Provide a specified amount of landscaping on a site, or a lesser amount that is well-integrated with the development and provides a significant benefit to one or more of:
  - a. Aesthetics for the site, neighbouring sites, and the streetscape,
  - b. The management of stormwater, or
  - c. Ecological values.
7. ~~Supports the achievement of the planned character and planned urban built environment for the zone~~

Commented [KP2]: Urban Edge Planning Ltd [449.14]

**Note:**  
The Council publishes design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

**HRZ-P13 Urban design outcomes for non-residential activities and developments of more than 3 units, and retirement villages**

Commented [KP3]: Summerset Holdings [326.19a]

Built development for non-residential activities, or for more than 3 residential units per site, is managed to achieve the following outcomes.

Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.

1. Create a safe and legible residential environment by:
  - a. Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),
  - b. Enabling passive surveillance over public and communal spaces,
  - c. Appropriately designing, demarcating, and lighting public, communal, and private spaces,

- d. ~~Avoiding wasted space or space of unclear function~~ Locating buildings so that spaces between them are purposeful and contribute positively to the site layout, and
  - e. Integrating other CPTED measures at a scale appropriate for the site, ~~and~~
  - f. Ensuring visually prominent buildings contribute positively to the streetscape and public realm.
2. Avoid having carparking areas, loading areas, manoeuvring areas, and garages visually or physically dominate public and communal spaces or the streetscape.
  3. Ensure on-site landscaping, where it is required by a standard or proposed as a mitigation of other effects:
    - a. Retains healthy and mature vegetation,
    - b. Uses planting that is appropriate for the climate and environment within the site,
    - c. Improves outlooks from dwellings and softens hard built surfaces, and
    - d. Provides one or more of aesthetic, stormwater management, ecological, or urban heat mitigation benefits.
    - e. Contributes positively to streetscape amenity
  4. Ensure that activities have storage and servicing areas that:
    - a. Are of a functional size,
    - b. Are integrated into the site design to ensure they are conveniently located, accessible, secure, and minimise visual intrusion, and
    - c. Do not create health and safety hazards or nuisance (such as odour) for on-site residents or adjacent sites.
  5. Supports the achievement of the planned character and planned urban built environment for the zone

Commented [KP4]: Kāinga Ora [386.44]

Commented [KP5]: Urban Edge Planning Ltd [449.14]

Commented [KP6]: Urban Edge Planning [449.6]

Commented [KP7]: Urban Edge Planning Ltd [449.14]

**Note:**  
The council publishes design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

**HRZ-P14 Urban design outcomes (exclusions)**

~~For the avoidance of doubt, when applying the standards and urban design policies of this chapter, the following are not controlled, encouraged, anticipated as mitigation, or otherwise provided for by the plan:~~

1. ~~The protection of scenic views from private property;~~
2. ~~The protection of scenic views from any part of a road where pedestrians cannot stop;~~
3. ~~The protection of the visibility of commercial signage or advertising;~~
4. ~~The protection of sunlight access to solar panels, where the height, setback, and height in relation to boundary standards are met or given written approval;~~
5. ~~Limiting the height, scale, or density of developments where the height, setback, site coverage, height in relation to boundary, and density standards are met or waived;~~
6. ~~The aesthetics or visual interest of residential buildings, including the use of techniques such as modulation of building form or variation of building materials, where the height, setback, and height in relation to boundary standards are met or given written approval.~~

**HRZ-P15 Manage effects on the Marae Zone**

Manage development on sites neighbouring marae in the Marae Zone to ensure that risks to cultural safety and tikanga from overlooking, visual dominance, and noise are appropriately addressed in consultation with tangata whenua.

**Rules**

**Note:**  
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status of an activity are set out in the General Approach chapter.

**Buildings and structures**

<b>HRZ-R1</b>	<b>Repair and maintenance of buildings and structures</b>
	1. <b>Activity status:</b> Permitted
<b>HRZ-R2</b>	<b>Demolition or removal of buildings and structures</b>
	1. <b>Activity status:</b> Permitted.
<b>HRZ-R3</b>	<b>Construction of new buildings and structures and alterations and additions to existing buildings and structures</b>
	1. <b>Activity status:</b> Permitted  Where: a. Compliance is achieved with: i. HRZ-S2: Building coverage, ii. HRZ-S3: Building height, iii. HRZ-S4: Height in relation to boundary, iv. HRZ-S5: Setbacks, v. HRZ-S6: Height in relation to boundary and setbacks for site boundaries adjoining the Marae Zone, vi. HRZ-S7: Permeable surface, vii. HRZ-S8: Outdoor living space, viii. HRZ-S9: Outlook space, ix. HRZ-S10: Windows to street and x. HRZ-S11: Landscaped area.
	2. <b>Activity status:</b> Restricted discretionary  Where: a. Compliance is not achieved with HRZ-R3.1. <b>Matters of discretion are restricted to:</b> 1. The matters of discretion for any infringing standard.  Public notification is precluded for applications under this rule.

**Land use activities**

<b>HRZ-R4</b>	<b>Residential activities</b>
	1. <b>Activity status:</b> Permitted.  Where: a. Compliance is achieved with: i. HRZ-S1: Number of residential units, ii. HRZ-S8: Outdoor living space, iii. HRZ-S9: Outlook space, iv. HRZ-S10: Windows to street, and v. HRZ-S11: Landscaped area.
	2. <b>Activity status:</b> Restricted discretionary  Where: a. Compliance is not achieved with HRZ-R4.1. <b>Matters of discretion are restricted to:</b>

1. The matters of discretion for any infringed standard.

**Notification:**

Public notification is precluded for applications under this rule.

Limited notification is precluded for applications under this rule where compliance is not achieved with HRZ-S1 (limited notification is not precluded where there compliance is also not achieved with any of the other standards of HRZ-R4.1).

**HRZ-R5**

**Papakāinga**

**1. Activity status:** Permitted

Where:

- a. Non-residential activities associated with the papakāinga do not include:
  - i. The repair, alteration, restoration, or maintenance of motor vehicles, or
  - ii. The use of heavy vehicles, or
  - iii. Any drive-through activity.
- b. The hours of operation for visitors, customers, clients, deliveries, and pickups for non-residential purposes are not outside the hours of:
  - i. 8.00am to 7.00pm Monday to Friday, and
  - ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays.
- c. All materials and goods stored, repaired, or manufactured in association with non-residential activities and all storage of refuse from non-residential activities must be within a building or screened from view at ground level.
- d. Retail activities are limited to:
  - i. Goods produced on the site, or
  - ii. Goods retailed online and not resulting in customer visits to the site, or
  - iii. Goods ancillary to a service provided by the papakāinga.
- e. The total gross floor area of non-residential activities is no more than 200m<sup>2</sup>.
- f. There are no more than 5 residential units within the papakāinga, and
- g. Compliance is achieved with:
  - i. HRZ-S8: Outdoor living space, and
  - ii. HRZ-S9: Outlook space.

**2. Activity status:** Restricted discretionary

Where:

- a. Compliance is not achieved with the standards listed in HRZ-R5.1.

**Matters of discretion are restricted to:**

1. The effects on the amenity of the surrounding residential area and residents.
2. Where HRZ-R5.1 (b), (d) or (f) are not met: the effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
4. Where HRZ-R5.1(f) is not met: the capacity of the network infrastructure for water supply, wastewater, stormwater, and land transport to service the development.
5. Where HRZ-R5.1(g) is not met: the matters of discretion for any infringed standard.
6. The matters in policies:
  - a. HRZ-P1: Compatible activities,
  - b. HRZ-P2: Non-residential activities, and
  - c. HRZ-P3: Other activities
7. The urban design matters in HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units and HRZ-P14: Urban

design outcomes (exclusions).	
8. The matters in the policies of the Papakāinga chapter.	
<b>HRZ-R6</b>	<b>Home businesses</b>
<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. At least one person employed by the home business lives permanently at the residential unit associated with the home business.</li> <li>b. No more than four people may work onsite at the home business at any one time.</li> <li>c. Retail activities are limited to: <ul style="list-style-type: none"> <li>i. Goods produced on the site, or</li> <li>ii. Goods retailed online and not resulting in customer visits to the site, or</li> <li>iii. Goods ancillary to a service provided by the home business.</li> </ul> </li> <li>d. The home business does not include the repair, alteration, restoration, or maintenance of motor vehicles.</li> <li>e. The home business does not involve the use of trucks or other heavy vehicles.</li> <li>f. The hours of operation for visitors, customers, clients, deliveries, and pickups to the home business are not outside the hours of: <ul style="list-style-type: none"> <li>i. 8.00am to 7.00pm Monday to Friday, and</li> <li>ii. 9.00am to 6.00pm Saturday, Sunday, and public holidays.</li> </ul> </li> <li>g. All materials and goods stored, repaired, or manufactured in association with the home business and all storage of refuse from the home business must be within buildings or screened from view at ground level.</li> </ul>	
<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R6.1.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The effects on the residential amenity of the surrounding area.</li> <li>2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</li> <li>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</li> <li>4. The matters in policies: <ul style="list-style-type: none"> <li>a. HRZ-P2: Non-residential activities,</li> <li>b. HRZ-P3: Other activities,</li> <li>c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and</li> <li>d. HRZ-P14: Urban design outcomes (exclusions).</li> </ul> </li> </ul>	
<b>HRZ-R7</b>	<b>Visitor accommodation</b>
<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The maximum occupancy, including staff and visitors, is limited to 10 persons at any one time.</li> </ul>	
<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R7.1.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p>	

1. The effects on the residential amenity of the surrounding area.
2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
4. The matters in policies:
  - a. HRZ-P2: Non-residential activities,
  - b. HRZ-P3: Other activities,
  - c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
  - d. ~~HRZ-P14: Urban design outcomes (exclusions).~~

Commented [KP9]: Consequential change

**HRZ-R8 | Child care services**

**1. Activity status:** Permitted

Where:

- a. The maximum number of children being cared for does not exceed five at any one time, excluding any children who are normally a resident at a residential unit associated with the child care service.

**2. Activity status:** Restricted discretionary

Where:

- a. Compliance is not achieved with HRZ-R8.1.

**Matters of discretion are restricted to:**

1. The effects on the residential amenity of the surrounding area.
2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
4. The matters in policies:
  - a. HRZ-P2: Non-residential activities,
  - b. HRZ-P3: Other activities,
  - c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
  - d. ~~HRZ-P14: Urban design outcomes (exclusions).~~

Commented [KP10]: Consequential change

**HRZ-R9 | Supported residential care facility**

**1. Activity status:** Permitted

Where:

- a. The maximum number of people accommodated at the supported residential care facility, including staff and residents, does not exceed 10.

**2. Activity status:** Restricted discretionary

Where:

- a. Compliance is not achieved with HRZ-R9.1.

**Matters of discretion are restricted to:**

1. The effects on the residential amenity of the surrounding area.
2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
3. The extent to which site layout and any proposed landscaping helps avoid or

minimise effects on surrounding residential areas, the streetscape, and adjoining public space.

4. The matters in policies:
  - a. HRZ-P2: Non-residential activities,
  - b. HRZ-P3: Other activities,
  - c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
  - d. ~~HRZ-P14: Urban design outcomes (exclusions).~~

Commented [KP11]: Consequential change

**HRZ-R10 Commercial activities not otherwise provided for**

**1. Activity status:** Restricted discretionary

Where:

- a. The total gross floor area of the commercial activities does not exceed 200m<sup>2</sup> per site.
- b. The commercial activity is entirely indoors.
- c. The commercial activity is not paid carparking, a motor vehicle servicing activity, a service station, a drive-through activity, or a yard-based retail activity.
- d. The hours of operation are not outside:
  - i. 7.00am to 9.00pm Monday to Friday, and
  - ii. 8.00am to 7.00pm Saturday, Sunday, and public holidays.

**Matters of discretion are limited/restricted to:**

1. The extent to which the intensity and scale of the activity may adversely affect the residential amenity of the surrounding area.
2. Whether the business is compatible with the character of the surrounding neighbourhood, or whether the activity would be better located in a commercial or mixed-use centre.
3. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
4. Whether the activity positively contributes to the urban environment including active frontage, and achieves attractive and safe streets.
5. Cumulative effects.
6. The matters in policies:
  - a. HRZ-P2: Non-residential activities,
  - b. HRZ-P3: Other activities,
  - c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
  - d. ~~HRZ-P14: Urban design outcomes (exclusions).~~

Commented [CN12]: Policy Planning team of Hutt City Council (440.5)

Commented [KP13]: Consequential change

**2. Activity status:** Discretionary

Where:

- a. Compliance is not achieved with HRZ-R10.1.

**HRZ-R11 Health care activities**

**1. Activity status:** Restricted discretionary

Where:

- a. No more than four staff may work on the health care activity premises at any one time.

**Matters of discretion are limited/restricted to:**

1. The effects on the residential amenity of the surrounding area.
2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.

Commented [CN14]: Policy Planning team of Hutt City Council (440.5)

3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.

4. The matters in policies:

- a. HRZ-P2: Non-residential activities,
- b. HRZ-P3: Other activities,
- c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
- d. ~~HRZ-P14: Urban design outcomes (exclusions).~~

Commented [KP15]: Consequential change

2. **Activity status:** Discretionary

Where:

- a. Compliance is not achieved with HRZ-R11.1.

**HRZ-R12**      **Educational facilities (excluding child care services)**

1. **Activity status:** Restricted discretionary  
**Matters of discretion are restricted to:**

- 1. The effects on the residential amenity of the surrounding area.
- 2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.
- 3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.
- 4. The matters in policies:
  - a. HRZ-P2: Non-residential activities,
  - b. HRZ-P3: Other activities,
  - c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
  - d. HRZ-P14: Urban design outcomes (exclusions)

**HRZ-R13**      **Retirement villages**

1. **Activity status:** Restricted discretionary  
**Matters of discretion are ~~limited~~restricted to:**

- 1. ~~The effects on the residential amenity of the surrounding area.~~
- 2. ~~The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.~~
- 3. ~~The extent to which the site layout and any proposed landscaping helps to avoid or minimise the effects of the retirement village on surrounding residential areas, the streetscape, and adjoining public space.~~
- 4. The capacity of the network infrastructure for water supply, wastewater, stormwater, and land transport to service the development.
- 5. The matters in policies:
  - a. ~~HRZ-P2: Non residential activities,~~
  - b. ~~HRZ-P3: Other activities,~~
  - c. HRZ-P9: Retirement villages,
  - d. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and
  - e. ~~HRZ-P14: Urban design outcomes (exclusions).~~

Commented [CN16]: Policy Planning team of Hutt City Council (440.5)

Commented [CN17]: Summerset [326.19b]

Commented [KP18]: Consequential change

**HRZ-R14**      **Marae**

1. **Activity status:** Restricted discretionary  
**Matters of discretion are ~~limited~~restricted to:**

- 1. The effects on the residential amenity of the surrounding area.

Commented [CN19]: Policy Planning team of Hutt City Council (440.5)

	<ol style="list-style-type: none"> <li>2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</li> <li>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</li> <li>4. The matters in policies:             <ol style="list-style-type: none"> <li>a. HRZ-P2: Non-residential activities,</li> <li>b. HRZ-P3: Other activities,</li> <li>c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and</li> <li>d. <del>HRZ-P14: Urban design outcomes (exclusions).</del></li> </ol> </li> </ol>
--	---

Commented [KP20]: Consequential change

<b>HRZ-R15</b>	<b>Community facilities</b>
----------------	-----------------------------

	<ol style="list-style-type: none"> <li>1. <b>Activity status:</b> Restricted discretionary  <b>Matters of discretion are <del>limited</del>restricted to:</b> <ol style="list-style-type: none"> <li>1. The effects on the amenity of the surrounding residential area and residents.</li> <li>2. The effects on pedestrian safety and the safe and efficient movement of vehicles and other road users.</li> <li>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</li> <li>4. The matters set out in policies:               <ol style="list-style-type: none"> <li>a. HRZ-P2: Non-residential activities,</li> <li>b. HRZ-P3: Other activities,</li> <li>c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and</li> <li>d. <del>HRZ-P14: Urban design outcomes (exclusions).</del></li> </ol> </li> </ol> </li> </ol>
--	---

Commented [CN21]: Policy Planning team of Hutt City Council (440.5)

Commented [KP22]: Consequential change

<b>HRZ-R16</b>	<b>Emergency service facilities</b>
----------------	-------------------------------------

	<ol style="list-style-type: none"> <li>1. <b>Activity status:</b> Restricted discretionary  <b>Matters of discretion are <del>limited</del>restricted to:</b> <ol style="list-style-type: none"> <li>1. The effects on the residential amenity of the surrounding area.</li> <li>2. The effects on pedestrian safety and the safe and efficient movement of vehicles.</li> <li>3. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the streetscape, and adjoining public space.</li> <li>4. The matters set out in policies:               <ol style="list-style-type: none"> <li>a. HRZ-P2: Non-residential activities,</li> <li>b. HRZ-P3: Other activities,</li> <li>c. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and</li> <li>d. <del>HRZ-P14: Urban design outcomes (exclusions).</del></li> </ol> </li> </ol> </li> </ol>
--	--

Commented [CN23]: Policy Planning team of Hutt City Council (440.5)

Commented [KP24]: Consequential change

<b>HRZ-R17</b>	<b>Activities not otherwise provided for</b>
----------------	--

	<ol style="list-style-type: none"> <li>1. <b>Activity status:</b> Discretionary</li> </ol>
--	--

<b>HRZ-R18</b>	<b>Industrial activities</b>
----------------	------------------------------

	<ol style="list-style-type: none"> <li>1. <b>Activity status:</b> Non-complying</li> </ol>
--	--

<b>HRZ-R19</b>	<b>Rural activities, Intensive indoor primary production, Rural industry, Top soil stripping and Turf farming</b>
----------------	---

	<ol style="list-style-type: none"> <li>1. <b>Activity status:</b> Non-complying</li> </ol>
--	--

<b>HRZ-R20</b>	<b>Quarrying activities and Mining activities</b>
1. <b>Activity status:</b> Non-complying	

**General Rules**

<b>HRZ-R21</b>	<b>Outdoor storage and work areas</b>
1. <b>Activity status:</b> Permitted	
Where:	
<ul style="list-style-type: none"> <li>a. The storage/work area is associated with a residential activity, or</li> <li>b. If the storage/work area are associated with a non-residential activity (including a home occupation) storage/work area is screened from any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height.</li> </ul>	
2. <b>Activity status:</b> Restricted discretionary	
Where:	
<ul style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R21.1.</li> </ul>	
<b>Matters of discretion are restricted to:</b>	
<ul style="list-style-type: none"> <li>1. The effects on the amenity values of the surrounding area, including the streetscape and public spaces.</li> <li>2. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on the surrounding residential area, including the streetscape and public spaces.</li> <li>3. Any positive effects that can only be achieved through non-compliance with HRZ-R20.1.</li> </ul>	

<b>HRZ-R22</b>	<b>Servicing</b>
1. <b>Activity status:</b> Permitted	
Where:	
<ul style="list-style-type: none"> <li>a. Servicing occurs only between:                             <ul style="list-style-type: none"> <li>i. 8:00am to 7:00pm Monday to Friday, and</li> <li>ii. 9:00am to 6:00pm Saturday, Sunday, and public holidays.</li> </ul> </li> </ul>	
2. <b>Activity status:</b> Restricted discretionary	
Where:	
<ul style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R22.1.</li> </ul>	
<b>Matter of discretion is restricted to:</b>	
<ul style="list-style-type: none"> <li>1. The nighttime amenity of activities sensitive to noise in the surrounding area.</li> </ul>	
<b>Notification:</b>	
Public notification is precluded for applications under this rule.	

Commented [CN25]: Enviro NZ (323.054)

**Standards**

<b>HRZ-S1</b>	<b>Number of residential units per site</b>
1. There shall be no more than 3 residential units per site.	
<b>Matters of discretion if the standard is breached:</b>	
<ul style="list-style-type: none"> <li>1. The planned character and the planned urban built environment for the zone.</li> </ul>	

<ol style="list-style-type: none"> <li>2. The capacity of network infrastructure for water supply, wastewater, stormwater, and land transport to service the development.</li> <li>3. The matters in policies:               <ol style="list-style-type: none"> <li>a. HRZ-P4: Provision of housing,</li> <li>b. HRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and</li> <li>c. <del>HRZ-P14: Urban design outcomes (exclusions);</del></li> </ol> </li> <li>4. Any positive effects, including positive effects of increasing housing capacity and variety.</li> </ol>
---

Commented [KP26]: Consequential change

HRZ-S2	Building coverage
	<ol style="list-style-type: none"> <li>1. Building and structure coverage shall need not exceed 50%.</li> <li>2. 1 does not apply to:               <ol style="list-style-type: none"> <li>a. Decks less than 5001mm in height,</li> <li>b. All structures less than 1.2 metres in height, and</li> <li>c. Any scaffolding or falsework erected temporarily for construction or maintenance purposes.</li> </ol> </li> </ol> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. The planned character and the planned urban built environment for the zone.</li> <li>2. Urban design outcomes 1, 2 and 3 in HRZ-P12: Urban design outcomes by meeting standard or assessment.</li> <li>3. <del>The matters in policy HRZ-P14: Urban design outcomes (exclusions);</del></li> <li>4. Whether topographical or other site constraints make compliance with the standard impractical.</li> <li>5. Any positive effects that cannot be achieved while meeting the standard.</li> </ol>

Commented [KP27]: Go Architecture [331.21]

Commented [KP28]: Consequential change

HRZ-S3	Building height
	<ol style="list-style-type: none"> <li>1. Buildings and structures must not exceed a maximum height above ground level of:               <ol style="list-style-type: none"> <li>a. For buildings a structure within the Specific Height Control Overlay: The maximum height shown in that overlay,</li> <li>b. In any other case: 22m,</li> <li>c. except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more as shown in HRZ-Figure 1.</li> </ol> </li> </ol> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. The planned character and the planned urban built environment for the zone.</li> <li>2. Urban design outcomes 1, 2 and 3 in HRZ-P12: Urban design outcomes by meeting standard or assessment.</li> <li>3. <del>The matters in policy HRZ-P14: Urban design outcomes (exclusions);</del></li> <li>4. Whether topographical or other site constraints make compliance with the standard impractical.</li> <li>5. Any positive effects that cannot be achieved while meeting the standard.</li> </ol> <p><u>This standard does not apply to:</u></p> <p><u>1. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site.</u></p>

Commented [KP29]: Consequential change

Commented [KP30]: FENZ [374.70c]

HRZ-S4	Height in relation to boundary
	<ol style="list-style-type: none"> <li>1. Where up to 3 residential units occupy the site:               <ol style="list-style-type: none"> <li>a. All buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level for all side and rear boundaries (as shown in the diagram HRZ-Figure 2).</li> </ol> </li> <li>2. Where 4 or more residential units occupy the site:</li> </ol>

- a. For the first 21.5m of a side boundary, as measured from the road frontage, buildings and structures must not project beyond a 60° recession plane measured from a point 8 metres vertically above ground level (as shown in the diagram HRZ-Figure 2), and
- b. For all other boundaries and the remainder of the side boundary, buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level (as shown in the diagram HRZ-Figure 2).
- 3. Despite 2 above, for any boundary with a site in any other residential zone, a site containing a scheduled historic building or structure or a site in a heritage area, all buildings and structures must not project be beyond a 60o recession plane measured from a point 4 metres vertically above ground level (as shown in the diagram HRZ-Figure 2) for that boundary.
- 4. 1, 2 and 3 do not apply to:
  - a. A boundary with a road,
  - b. Existing or proposed internal boundaries within a site,
  - c. Site boundaries where there is an existing common wall between 2 buildings on adjoining sites or where a common wall is proposed,
  - d. Boundaries adjoining a Commercial and Mixed Use Zone or an Industrial Zone,
  - e. Chimney structures not exceeding 1.1m in width on any elevation, provided these do not exceed the height in relation to boundary plane by more than 1m, and
  - f. Antennas, aerials, satellite dishes (less than 1m in diameter), flues, architectural features (e.g. finials, spires), provided these do not exceed the height in relation to boundary plane by more than 3m measured vertically.
  - g. The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site

Commented [CN31]: The Policy Planning Team HCC [440.66c]

Commented [KP32]: FENZ [374.70c]

**Matters of discretion if the standard is breached:**

- 1. The planned character and planned urban built environment for the zone.
- 2. Urban design outcomes 1, 2 and 3 in HRZ-P12: Urban design outcomes by meeting standard or assessment.
- ~~3. The matters in policy HRZ-P14: Urban design outcomes (exclusions).~~
- 4. Whether topographical or other site constraints make compliance with the standard impractical.
- 5. Any positive effects that cannot be achieved while meeting the standard

Commented [KP33]: Consequential change

HRZ-S5	Setbacks
	<ul style="list-style-type: none"> <li>1. Buildings and structures shall be setback from the relevant boundary by the minimum depth listed below:                             <ul style="list-style-type: none"> <li>a. Front yard: 1.5m</li> <li>b. Side yard: 1m</li> <li>c. Rear yard: 1m</li> </ul> </li> <li>2. One accessory building may be located in a side and/or rear setback provided that the building does not extend more than 6m along the length of any boundary and is not located in a setback that adjoins the rail corridor.</li> <li>3. This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjoining sites with a common wall existing or proposed.</li> <li>4. This standard does not apply to:                             <ul style="list-style-type: none"> <li>a. boundary fences or walls of no more than 2m in height above ground level,</li> <li>b. decks less than <u>5600mm</u> in height,</li> <li>c. all structures less than 1.2m in height, and</li> <li>d. any scaffolding or falsework erected temporarily for construction or maintenance purposes.</li> <li>e. <u>The erection or installation of an emergency service tower or communication pole, up to a height of 15 metres, associated with an emergency services facility on the same site</u></li> </ul> </li> <li>5. Eaves, chimneys, exterior hot water cylinders, and stormwater detention and retention tanks</li> </ul>

Commented [KP34]: Go Architecture [331.22]

Commented [KP35]: FENZ [374.70c]

may encroach into any setback by up to 0.6m.

**Matters of discretion if the standard is breached:**

1. The planned character and planned urban built environment for the zone.
2. Urban design outcomes 1, 2 and 3 in HRZ-P12: Urban design outcomes by meeting standard or assessment.
3. ~~The matters in policy HRZ-P14: Urban design outcomes (exclusions).~~
4. Whether topographical or other site constraints make compliance with the standard impractical.
5. Any positive effects that cannot be achieved while meeting the standard.

Commented [KP36]: Consequential change

<b>HRZ-S6</b>	<b>Height in relation to boundary and setbacks for site boundaries adjoining the Marae Zone</b>
---------------	---

1. Buildings and structures on a site with a boundary adjoining the Marae Zone must not project beyond a 45° recession plane measured from a point 2.5 metres vertically above level on the boundary adjoining the Marae Zone.
2. For 1, where the boundary forms part of part of a legal right of way, entrance strip, access site, or pedestrian accessway the height in relation to boundary applies from the farthest boundary of the legal right of way, entrance strip, access site, or pedestrian accessway.
3. All buildings and structures on a site adjoining the Marae Zone must be setback by 1m from the boundary adjoining the marae, except that:
  - a. One accessory building may encroach into the boundary setback provided the building does not extend more than 6m along the length of the boundary adjoining the Marae Zone, and
  - b. Eaves may encroach into the boundary setback by up to 0.6m.

**Matters of discretion if the standard is breached:**

1. Privacy, visual dominance, shading, and noise effects on the tikanga and cultural safety of activities that occur at the marae.
2. Whether there are alternative methods, locations, or designs that would avoid or reduce the effects on tikanga and cultural safety.
3. The outcomes of any engagement with tangata whenua responsible for the marae, relevant to the effects of the standard not met.
4. Whether topographical or other site constraints make compliance with the standard impractical.
5. Any positive effects that cannot be achieved while meeting the standard.

<b>HRZ-S7</b>	<b>Permeable surface</b>
---------------	--------------------------

1. The minimum permeable surface area of a site is 30%.

**Matters of discretion if the standard is breached:**

1. The effects on the stormwater system.
2. The potential for increased surface ponding and flooding.
3. The mitigation of additional stormwater runoff through means such as onsite stormwater disposal or retention.
4. Any positive effects that cannot be achieved while meeting the standard.

<b>HRZ-S8</b>	<b>Outdoor living space</b>
---------------	-----------------------------

1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:
  - a. Where located at ground level, ~~has no dimension less than 3 metres,~~ can contain a circle with a diameter of at least 3 metres
  - b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres,
  - c. Is accessible from the residential unit,
  - d. May be:
    - i. Grouped cumulatively by area in 1 communally accessible location, or

Commented [KP37]: Go Architecture [331.23]

- ii. Located directly adjacent to the unit.
- e. Is free of buildings, parking spaces, and servicing and manoeuvring areas.
- 2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:
  - a. Is at least 8 square metres and has a minimum dimension of 1.8 metres,
  - b. Is accessible from the residential unit,
  - c. May be:
    - i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level, or
    - ii. Located directly adjacent to the unit.

**Matters of discretion if the standard is breached:**

1. The planned character and the planned urban built environment for the zone.
2. Urban design outcome 5 in HRZ-P12: Urban design outcomes by meeting standard or assessment.
3. ~~The matters in policy HRZ-P14: Urban design outcomes (exclusions).~~
4. Whether topographical or other site constraints make compliance with the standard impractical.
5. Any positive effects that cannot be achieved while meeting the standard.

This standard does not apply to:

1. Retirement villages

Commented [KP38]: Consequential change

Commented [CN39]: Summerset [326.21b]

<b>HRZ-S9</b>	<b>Outlook space</b>
---------------	----------------------

1. Outlook space for each residential unit must be provided from habitable room windows as shown in the diagram HRZ-Figure 3.
2. The minimum dimensions for a required outlook space are:
  - a. A principal living room must have an outlook space with a minimum dimension of 4m deep and 4m wide.
  - b. All other habitable rooms must have an outlook space with a minimum dimension of 1m deep and 1m wide.
3. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
4. Outlook spaces may be over driveways and footpaths within the site, over a public street, or other public open space.
5. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
6. Outlook spaces may be under or over a balcony.
7. Outlook spaces required from different rooms within the same building may overlap.
8. Outlook spaces must:
  - a. Be clear and unobstructed by buildings, and
  - b. Not extend over an outlook space or outdoor living space required by another dwelling.

**Matters of discretion if the standard is breached:**

1. The planned character and the planned urban built environment for the zone.
2. Urban design outcomes 1 and 2 in HRZ-P12: Urban design outcomes by meeting standard or assessment.
3. The matters in policy HRZ-P14: Urban design outcomes (exclusions).
4. Any mitigation factors such as view or landscaping that compensates for a reduced outlook.
5. Whether topographical or other site constraints make compliance with the standard impractical.
6. Any positive effects that cannot be achieved while meeting the standard.

This standard does not apply to:

1. Retirement villages

Commented [CN40]: Summerset [326.22b]

<b>HRZ-S10</b>	<b>Windows to street</b>
----------------	--------------------------

1. Residential units facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

**Matters of discretion if the standard is breached:**

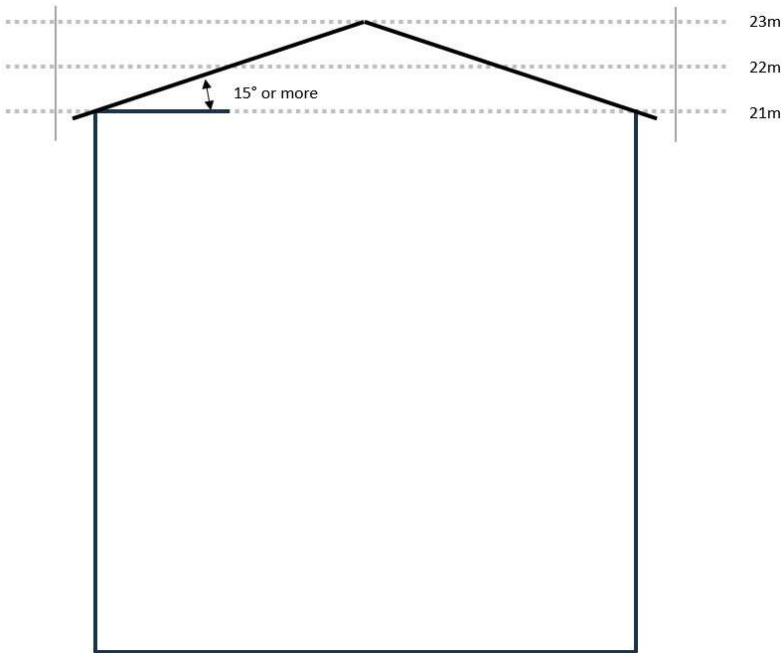
1. The planned character and the planned urban built environment for the zone.
2. Urban design outcome 4 in HRZ-P12: Urban design outcomes by meeting standard or assessment.
3. The matters in policy HRZ-P14: Urban design outcomes (exclusions).
4. Whether topographical or other site constraints make compliance with the standard impractical.
5. Any positive effects that cannot be achieved while meeting the standard.

This standard does not apply to:

1. Retirement villages

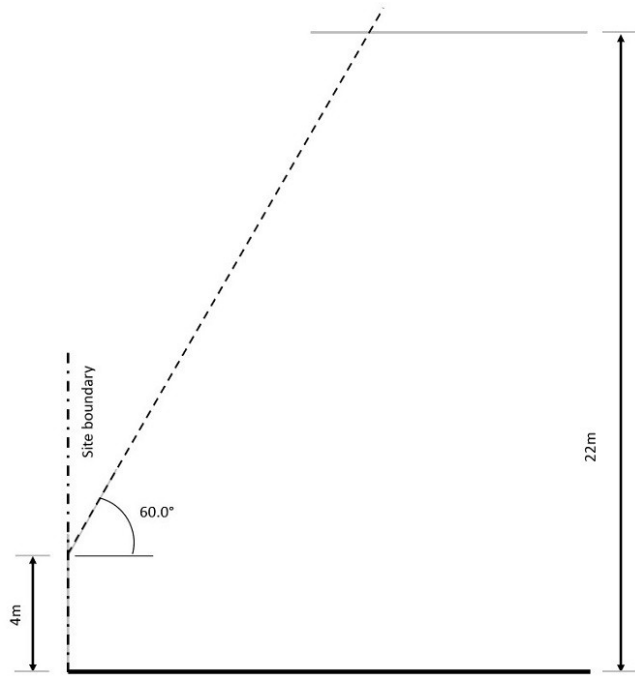
Commented [CN41]: Summerset [326.23b]

HRZ-S11	Landscaped area
<ol style="list-style-type: none"> <li>1. A minimum of 20% of a developed site shall be landscaped with grass or plants. The landscaped area can include tree canopies regardless of the ground treatment below them.</li> <li>2. The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit.</li> </ol> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. The planned character and the planned urban built environment for the zone.</li> <li>2. Urban design outcome 6 HRZ-P12: Urban design outcomes by meeting standard or assessment.</li> <li>3. The matters in policy HRZ-P14: Urban design outcomes (exclusions).</li> <li>4. Whether topographical or other site constraints make compliance with the standard impractical.</li> <li>5. Any positive effects that cannot be achieved while meeting the standard.</li> </ol>	
HRZ-Figure 1	Maximum height

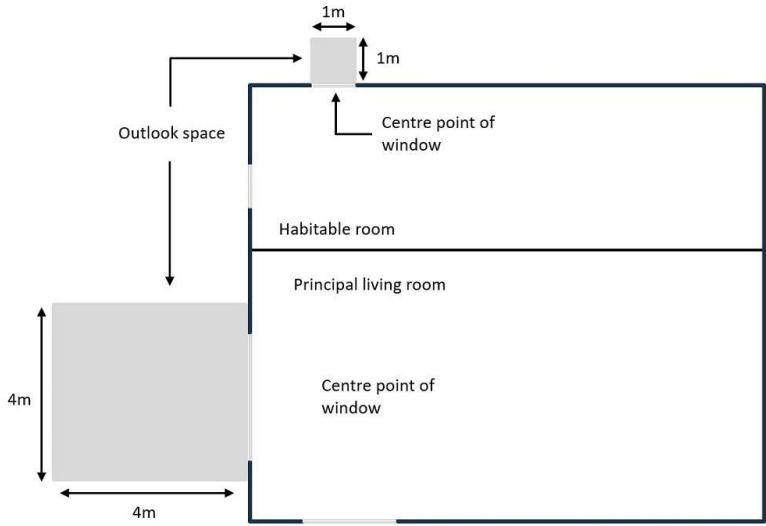


HRZ-Figure 2

Height in relation to boundary plane



**HRZ-Figure 3** Outlook space per residential unit



# **Attachment 2: Table of submission points with recommendations**

## Attachment 2 – S42A Officer Recommended Decisions on Submissions

Submitter	Sub #	SP #	Support/oppose	Requested Relief	Recommendation
Kulbhushan Joshi	2	1	Support	Retain Medium Density Residential Zone for 3 Hastings Grove, Wainuiomata	Accept
Rohan Kulkarni	3	9	Support	Retain Medium Density Residential Zone on 1/48 and 2/48 Stanley Street	Accept
Mark Manze	20	1	Oppose in part	Rezone Melling as a low-density residential area.	Reject
Northe Street Partnerships	28	1	Support	Retain zoning as notified	Accept
DMAC Homes Limited trading as Friday Homes	29	1	Support	Retain zoning as notified	Accept
Silverstream Park Christian Centre	32	1	Oppose in part	Rezone to Medium Density Residential Zone	Reject
Silverstream Park Christian Centre	32	2	Multiple	Supports rezoning from Passive Recreation in the ODP into a residential zone, Rezone to Medium Density Residential Zone	Reject
Dave and Michaela O'Donovan	37	3	Oppose in part	Rezone residential streets between Jackson Street and The Esplanade for low density housing.	Reject
Tim Philips	64	1	Oppose in part	Rezone 60 Holborn Drive, Stokes Valley to Medium Density Residential Zone	Reject
Joanne Gallen and Kevin Doyle	99	2	Oppose	Seeks that properties located more than 500 metres from the CBD edge, train stations and commercial centres be rezoned as Medium Density Residential.	Reject
Carleen Richards	117	1	Oppose in part	Rezone 1/54 Holborn Road, Stokes Valley to Medium Density Residential Zone.	Reject

Mary Walker and Robin Walker	121	2	Oppose	Seeks that properties located more than 500 metres from the CBD edge, train stations and commercial centres be rezoned as Medium Density Residential.	Reject
John Wadham	122	2	Support in part	Clarify provisions to make it unambiguous that granny flats in LLRZ do not require resource consent.	Accept in part
Ian Peter Cassidy	207	4	Support	Retain provision as notified	Accept in part
Ian Peter Cassidy	207	5	Oppose in part	Seeks "that any redevelopment of an adjoining property that involves an increase in intensification, dwelling size or height would need to be notified to the adjoining owners"	Reject
Lorraine Mansfield	216	1	Oppose in part	Rezone properties on Stanhope Grove to Large Lot Residential Zone.	Reject
Lorraine Mansfield	216	2	Oppose (requesting new provision)	Seeks that the Landscape Protection provisions be sustained in relation to Stanhope Grove.	Reject
Jacky Cox	225	1	Oppose	Rezone property to Large Lot Residential Zone	Reject
Jeremy and Lynne Speight	235	1	Oppose	Rezone property to Medium Density Residential Zone, or compensation for reduction in property value	Reject
Argosy Property No.1 Limited	237	59	Oppose	Amend the planning maps to place the area of Medium Density Residential zoning on the west side of Randwick Road within the High Density Residential Zone. (see original submission for map)	Reject
RJ & CA Young	244	1	Oppose in part	Rezone 21 Kaitangata Crescent, Kelson to a zone that is less enabling of development (inferred - refer to original submission)	Reject
Bunny Willing	247	1	Oppose	Rezone properties to Large Lot Residential Zone and make any consequential amendments to plan descriptors and rules.	Accept
Victoria and Martin Jaenecke	249	1	Oppose	Rezone properties to Large Lot Residential Zone and make any consequential amendments to plan descriptors and rules.	Accept
Lisa Caddis	252	1	Oppose	Delete the provision  Or, reword so that accessory buildings can be built up to the front boundary	Reject

M & J Walsh Partnership Ltd	256	1	Oppose in part	Rezone 12 Shaftesbury Grove, Stokes Valley to Medium Density Residential Zone	Accept
Doreen Marilyn Brown	257	1	Oppose	Rezone properties to Large Lot Residential Zone and make any consequential amendments to plan descriptors and rules.	Accept
Ian Roderick Brown, Doreen Marilyn Brown	258	1	Oppose	Rezone properties to Large Lot Residential Zone and make any consequential amendments to plan descriptors and rules.	Accept
Elizabeth Cole	260	1	Oppose	Rezone properties to Large Lot Residential Zone and make any consequential amendments to plan descriptors and rules.	Accept
Michael & Sandra Fackney	262	1	Oppose	Rezone properties to Large Lot Residential Zone and make any consequential amendments to plan descriptors and rules.	Accept
Jaimie-Leigh and Nathaniel Cann	266	1	Oppose	Rezone 59 Wright Street, Wainuiomata as Large Lot Residential	Accept
Russel Hudson and Linda Hudson	270	1	Oppose	Rezone properties to Large Lot Residential Zone and make any consequential amendments to plan descriptors and rules.	Accept
Ben Rumsey	283	1a	Oppose	Seeks that the wording of the objective reflects a limit to building heights of three stories (inferred - refer to original submission)	Reject
Kāinga Ora - Homes and Communities	F26	4	Oppose	Disallow	Allow
Ben Rumsey	283	1b	Oppose (requesting new provision)	Seeks that building heights in the High Density Residential Zone are limited to three stories	Reject
Kāinga Ora - Homes and Communities	F26	5	Oppose	Disallow	Allow
Ben Rumsey	283	2	Oppose	Amend to reduce the height of recession plane at the boundary to 2.5m from 4.0m	Reject
Ben Rumsey	283	3	Oppose (requesting new provision)	Seeks that requirements are included for all builds in HRZ to accommodate cycle storage options with dimensions as per TR-S3 requirements.	Reject

Proposed Hutt City District Plan – Hearing 3 – S42A Report – 21 May 2026

Joshua and Fenyi Patterson	284	2	Support	Retain the entire residential zoning (Medium Density Residential Zone, High Density Residential Zone, Large Lot Residential Zone) as notified	Accept in part
Joshua and Fenyi Patterson	284	3	Support	Retain all provisions for the residential zones (Medium Density Residential Zone, High Density Residential Zone, Large Lot Residential Zone) as notified	Accept in part
John and Elisa Mendzela	287	2a	Other/Not stated	Seeks that HCC carefully review the proposals for the “Large Lot Residential” zone in their own right and in conjunction with the proposals for the “Slope Assessment Area”, and ensure that in their application to 59a Walter Road, Lowy Bay and surrounding properties they would comprise an improvement on the current provisions for “Hill Residential” zone and that 59a Walter Road is not materially disadvantaged or endangered by the new proposals	Accept in part
Rachel and James Prier	300	1	Oppose in part	Rezone 66 Holborn Drive, Stokes Valley to Medium Density Residential Zone	Reject
Ron Beernink and Glenda McCallum	303	12	Oppose in part	Seeks that Petone residential areas are included in the Large Lot Residential Zone - refer to original submission	Reject
Ron Beernink and Glenda McCallum	303	13	Oppose (requesting new provision)	Add a policy that medium density house development shall not take place in areas where there is no existing & funded plan to address issues with poor water, wastewater or stormwater services	Reject
Kāinga Ora - Homes and Communities	F26	7	Oppose	Disallow	Accept
Ron Beernink and Glenda McCallum	303	14	Oppose in part	Seeks that policy is amended or replaced with a policy or policies which are more directive towards development contributing to attractive and safe streets and public open spaces. Submission includes a suite of recommended objectives, polices and rules - refer to original submission.	Reject
Ron Beernink and Glenda McCallum	303	15	Oppose in part	Seeks that the District Plan is explicit in identifying that high density development is subject to capacity of three waters infrastructure, and that areas suitable for high density development are identified with regard to these constraints (inferred) - refer to original submission	Reject

Kāinga Ora - Homes and Communities	F26	8	Oppose	Disallow	Accept
Ron Beernink and Glenda McCallum	303	16	Oppose	Seeks policy is amended or replaced with a policy or policies which are more directive towards development contributing to attractive and safe streets and public open spaces. Submission includes a suite of recommended objectives, polices and rules - refer to original submission.	Reject
Ron Beernink and Glenda McCallum	303	17	Oppose in part	Seeks that the policy is amended, at a minimum to address the needs of disabled people (inferred as relating to HRZ-P7 - refer to original submission)	Reject
Ron Beernink and Glenda McCallum	303	18	Oppose in part	Seeks that policy is amended with reference to what is deemed high-quality development	Accept
Ron Beernink and Glenda McCallum	303	19	Support in part	Seeks that policy is more specific about what areas around the Lower Hutt City Centre that greater height allowance applies - refer to original submission.	Accept in part
Ron Beernink and Glenda McCallum	303	20a	Oppose in part	Seeks that matter or discretion is more directive that development cannot occur where three waters infrastructure capacity is not available (inferred - refer to original submission)	Reject
Ron Beernink and Glenda McCallum	303	20b	Oppose (requesting new provision)	Add a policy that high density house development shall not take place in areas where there is no existing & funded plan to address issues with poor water, wastewater or stormwater services	Accept
Ron Beernink and Glenda McCallum	303	21	Support in part	Seeks that clause 1 of policy is amended to increase the minimum threshold for taller buildings, e.g 10% increase per level (over 2 levels)	Reject
Tania Pitama	304	1	Oppose in part	Seeks that 7 Ashburn Road, and other neighbouring properties which are zoned as 'Hill Residential' in the operative District Plan, particularly 30 Pencarrow Road, are rezoned to Large Lot Residential Zone	Reject
Danielle Falconer and Scott Falconer	313	1	Oppose in part	Seeks that all properties accessed from Park Road, including its tributaries, are zoned Large Lot Residential	Accept in part

Danielle Falconer and Scott Falconer	313	2	Oppose in part	Seeks that, if submission point 313.1 is not accepted, then even-numbered properties 4 – 10, 12, 12a, 14, 14a, 18 – 40 and 46a Park Road are rezoned to Large Lot Residential Zone	Accept in part
Marilyn Brown et al	F13	1	Support	Allow submission point, and that Park Road (south of Gainsborough Gr) is specifically identified and managed via amendment to the Transport Section of the Proposed Plan and notation/overlay to the Planning Maps as a highly constrained road.	Accept in part
Laura Skilton	314	32a	Oppose	Amend policy as follows:  "... 2. <del>Ensure adequate</del> Provide minimum access to daylight for residential activities on the site and on adjacent sites. 3. <del>Ensure adequate</del> Provide minimum access to sunlight for existing outdoor living spaces on adjacent sites, and public open space. ... 7. <u>Ensure the outlook requirements at existing adjacent dwellings are not impeded.</u> "	Reject
Laura Skilton	314	32b	Oppose	Amend policy as follows:  "... 2. <del>Ensure adequate</del> Provide minimum access to daylight for residential activities on the site and on adjacent sites. 3. <del>Ensure adequate</del> Provide minimum access to sunlight for existing outdoor living spaces on adjacent sites, and public open space. ... 7. <u>Ensure the outlook requirements at existing adjacent dwellings are not impeded.</u> "	Reject
Laura Skilton	314	33a	Oppose	Amend clause (1) of rule as follows:  "1. Activity status: Permitted	Reject

				Where: ... <u>b. Outlook space of an existing adjacent dwelling is not in accordance with HRZ-S9 for the adjacent site"</u>	
Laura Skilton	314	33b	Oppose	Amend clause (1) of rule as follows:  "1. Activity status: Permitted Where: ... <u>b. Outlook space of an existing adjacent dwelling is not in accordance with HRZ-S9 for the adjacent site"</u>	Reject
Laura Skilton	314	34a	Oppose	Amend clause (2) of rule as follows:  "2. Activity status: <del>Restricted discretionary</del> Prohibited Where: Compliance is not achieved with HRZ-R3.1."	Reject
Laura Skilton	314	34b	Oppose	Amend clause (2) of rule as follows:  "2. Activity status: <del>Restricted discretionary</del> Prohibited Where: Compliance is not achieved with MRZ-R3.1."	Reject
Laura Skilton	314	35a	Oppose	Amend clause (2) of the rule as follows:  "2. Activity status: <del>Restricted discretionary</del> Prohibited"	Reject
Laura Skilton	314	35b	Oppose	Amend clause (2) of the rule as follows:  "2. Activity status: <del>Restricted discretionary</del> Prohibited"	Reject
Laura Skilton	314	36a	Neutral	Amend rule title as follows:	Reject

				"HRZ-R5: Papakāinga (housing and ancillary activities for tangata whenua on their ancestral land)"	
Laura Skilton	314	36b	Neutral	Amend rule title as follows:  MRZ-R5: Papakāinga (housing and ancillary activities for tangata whenua on their ancestral land)"	Reject
Laura Skilton	314	37a	Oppose	Amend rule as follows:  "1. Activity status: Permitted Where: ... g. Compliance is achieved with: i. HRZ-S8: Outdoor living space, and ii. HRZ-S7: Permeable surface, and iii. HRZ-S9: Outlook space.  2. Activity status: <del>Restricted</del> Discretionary"	Reject
Laura Skilton	314	37b	Oppose	Amend rule as follows:  "1. Activity status: Permitted Where: ... g. Compliance is achieved with: i. HRZ-S8: Outdoor living space, and ii. HRZ-S7: Permeable surface, and iii. HRZ-S9: Outlook space.  2. Activity status: <del>Restricted</del> Discretionary"	Reject
Laura Skilton	314	38a	Oppose	Amend rule as follows:	Reject

				<p>"1. Activity status: Permitted Where: ... b. No more than <del>two</del> <del>four</del> people may work onsite at the home business at any one time. c. Retail activities are <u>not undertaken on site, including online retail limited to:</u> i. Goods produced on the site, or ii. Goods retailed online and not resulting in customer visits to the site, <del>or</del> iii. Goods ancillary to a service provided by the home business. ....</p> <p>2. Activity status: <del>Restricted Discretionary</del>"</p>	
Laura Skilton	314	38b	Oppose	<p>Amend rule as follows:</p> <p>"1. Activity status: Permitted Where: ... b. No more than <del>two</del> <del>four</del> people may work onsite at the home business at any one time. c. Retail activities are <u>not undertaken on site, including online retail limited to:</u> i. Goods produced on the site, or ii. Goods retailed online and not resulting in customer visits to the site, <del>or</del> iii. Goods ancillary to a service provided by the home business. ....</p> <p>2. Activity status: <del>Restricted Discretionary</del>"</p>	Reject

Laura Skilton	314	39a	Oppose	Amend rule as follows:  "1. Activity status: Permitted Where: The maximum occupancy, including staff and visitors, is limited to <u>five</u> <del>10</del> persons at any one time.  2. Activity status: <del>Restricted</del> Discretionary"	Reject
Laura Skilton	314	39b	Oppose	Amend rule as follows:  "1. Activity status: Permitted Where: The maximum occupancy, including staff and visitors, is limited to <u>five</u> <del>10</del> persons at any one time.  2. Activity status: <del>Restricted</del> Discretionary"	Reject
Laura Skilton	314	40a	Oppose	Amend clause (2) of rule as follows:  "2. Activity status: <del>Restricted</del> Discretionary"	Reject
Laura Skilton	314	40b	Oppose	Amend clause (2) of rule as follows:  "2. Activity status: <del>Restricted</del> Discretionary"	Reject
Laura Skilton	314	41a	Oppose	Amend rule as follows:  "1. Activity status: Permitted Where: a. The maximum number of people accommodated at the supported residential care facility, including staff and residents, does not exceed <u>five</u> <del>10</del> .	Reject

				2. Activity status: <del>Restricted</del> Discretionary"	
Laura Skilton	314	41b	Oppose	Amend rule as follows:  "1. Activity status: Permitted Where: a. The maximum number of people accommodated at the supported residential care facility, including staff and residents, does not exceed <del>five</del> <u>10</u> .  2. Activity status: <del>Restricted</del> Discretionary"	Reject
Laura Skilton	314	42a	Oppose	Amend so that the rule has an outright Discretionary activity status (inferred - refer to original submission)	Reject
Laura Skilton	314	42b	Oppose	Amend so that the rule has an outright Discretionary activity status (inferred - refer to original submission)	Reject
Laura Skilton	314	43a	Oppose	Seeks that, if submission point 314.42a is not accepted, then amend clause (1) of rule as follows:  "Activity status: Restricted discretionary Where: a. The total gross floor area of the commercial activities does not exceed <del>100 200</del> <u>100</u> m <sup>2</sup> per site. ... d. The hours of operation are not outside: i. <del>7.00am to 9.00pm</del> <u>8.00am to 7.00pm</u> Monday to Friday, and ii. <del>8.00am to 7.00pm</del> <u>9.00am to 6.00pm</u> Saturday, Sunday, and public holidays. iii. Closed public holidays e. No more than four staff may work on the premises at any one time."	Reject

Laura Skilton	314	43b	Oppose	Requested relief unclear - amendments do not relate to MRZ-R10 as notified	Reject
Laura Skilton	314	44a	Oppose	Delete entire Rule	Reject
Laura Skilton	314	44b	Oppose	Delete entire Rule (requested relief inferred as relating to MRZ-R10)	Reject
Laura Skilton	314	45a	Oppose	Amend rule as follows:  "1. Activity status: <del>Restricted discretionary</del> Prohibited"	Reject
Laura Skilton	314	45b	Oppose	Amend rule as follows:  "1. Activity status: <del>Restricted discretionary</del> Prohibited" (requested relief inferred as relating to MRZ-R11)	Reject
Laura Skilton	314	46a	Oppose	Amend matters of discretion as follows:  "Matters of discretion are limited to: 1. The effects on the residential amenity of the surrounding area, <u>including noise from sirens from emergency vehicles during the night.</u> ..."	Reject
Laura Skilton	314	46b	Oppose	Amend matters of discretion as follows:  "Matters of discretion are limited to: 1. The effects on the residential amenity of the surrounding area, <u>including noise from sirens from emergency vehicles during the night.</u> ..." (requested relief inferred as relating to MRZ-R15)	Reject
Laura Skilton	314	47a	Oppose	Amend rule as follows:  "1. Activity status: Permitted Where: ... c. storage/work does not require truck movements	Reject

				2. Activity status: <del>Restricted</del> Discretionary"	
Laura Skilton	314	47b	Oppose	Amend rule as follows:  "1. Activity status: Permitted Where: ... c. <u>storage/work does not require truck movements</u>  2. Activity status: <del>Restricted</del> Discretionary" (requested relief inferred as relating to MRZ-R20)	Reject
Laura Skilton	314	48a	Oppose	Amend clause (2) of the standard as follows:  "2. Does not apply to: a. <del>Decks less than 500mm in height,</del> b. <del>All structures less than 1.2 metres in height, and</del> c. Any scaffolding or falsework erected temporarily for construction or maintenance purposes."	Reject
Laura Skilton	314	48b	Oppose	Amend clause (2) of the standard as follows:  "2. Does not apply to: a. <del>Decks less than 500mm in height,</del> b. <del>All structures less than 1.2 metres in height, and</del> c. Any scaffolding or falsework erected temporarily for construction or maintenance purposes."	Reject
Laura Skilton	314	49a	Oppose	Amend standard as follows:  " <del>1. Where up to 3 residential units occupy the site:</del> 1. <del>a.</del> All buildings and structures must not project beyond a 60o recession plane measured from a point 4 metres vertically above	Reject

				<p>ground level for all side and rear boundaries (as shown in the diagram HRZ-Figure 2).</p> <p>2. Where 4 or more residential units occupy the site:</p> <p>a. For the first 21.5m of a side boundary, as measured from the road frontage, buildings and structures must not project beyond a 60o recession plane measured from a point 8 metres vertically above ground level (as shown in the diagram HRZ-Figure 2), and b. For all other boundaries and the remainder of the side boundary, buildings and structures must not project beyond a 60o recession plane measured from a point 4 metres vertically above ground level (as shown in the diagram HRZ-Figure 2).</p> <p>..."</p>	
Laura Skilton	314	49b	Oppose	Requested relief unclear - amendments do not relate to MRZ-S4 as notified	Reject
Laura Skilton	314	50a	Oppose	<p>Amend clause (4) of the standard as follows:</p> <p>"4. 1, 2 and 3 do not apply to:</p> <p>a. A boundary with a road <u>if the road reserve is more than 12m wide,</u></p> <p>..."</p>	Reject
Laura Skilton	314	50b	Oppose	<p>Amend clause (4) of the standard as follows:</p> <p>"4. 1, 2 and 3 do not apply to:</p> <p>a. A boundary with a road <u>if the road reserve is more than 12m wide,</u></p> <p>..."</p>	Reject
Laura Skilton	314	51a	Oppose	<p>Amend standard as follows:</p> <p>"1.The minimum permeable surface area of a site is 30%. <u>Side yards between two adjacent buildings are excluded from this calculation.</u></p> <p>Matters of discretion if the standard is breached:</p>	Reject

				<p>...</p> <p>4.Any positive effects that cannot be achieved while meeting the standard:</p> <p>4. <u>The height and proximity of other buildings, and the effect these have on rain direction with wind.</u>"</p>	
Laura Skilton	314	51b	Oppose	<p>Amend standard as follows:</p> <p>"1.The minimum permeable surface area of a site is 30%. <u>Side yards between two adjacent buildings are excluded from this calculation.</u></p> <p>Matters of discretion if the standard is breached:</p> <p>...</p> <p>4.Any positive effects that cannot be achieved while meeting the standard:</p> <p>4. <u>The height and proximity of other buildings, and the effect these have on rain direction with wind.</u>"</p>	Reject
Laura Skilton	314	52a	Oppose	<p>Seeks that standard is amended to delete matters of discretion, and if the standard is breached it is a Prohibited activity</p>	Reject
Laura Skilton	314	52b	Oppose	<p>Seeks that standard is amended to delete matters of discretion, and if the standard is breached it is a Prohibited activity</p>	Reject
Laura Skilton	314	53a	Oppose	<p>Amend standard as follows:</p> <p>"1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, <u>and/or</u> roof terrace space that</p> <p>.....</p> <p>2.A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, <u>and/or</u> roof terrace that:</p> <p>a. Is at least 8 square metres and has a minimum dimension of 1.8</p>	Reject

				metres, b. Is accessible from the residential unit, e. <del>Maybe:</del> i. <del>Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level, or</del> ii. <del>Located directly adjacent to the unit."</del>	
Laura Skilton	314	53b	Oppose	Amend standard as follows:  "1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, <u>and/or</u> roof terrace space that ..... 2.A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, <u>and/or</u> roof terrace that: a. Is at least 8 square metres and has a minimum dimension of 1.8 metres, b. Is accessible from the residential unit, c. <del>Maybe:</del> i. <del>Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level, or</del> ii. <del>Located directly adjacent to the unit."</del>	Reject
Laura Skilton	314	54a	Oppose	Amend standard to add a new clause:  <u>"Outlook space for residential units on adjacent sites must be maintained to a provide the minimum depth as shown in the diagram HRZ-Figure 3 for all windows on the adjacent site."</u>	Reject
Laura Skilton	314	54b	Oppose	Amend standard to add a new clause:  <u>"Outlook space for residential units on adjacent sites must be</u>	Reject

				maintained to a provide the minimum depth as shown in the diagram HRZ-Figure 3 for all windows on the adjacent site."	
Laura Skilton	314	55a	Oppose	Amend clause (2) of the standard as follows:  "2. The minimum dimensions for a required outlook space are: ... b. All other habitable rooms must have an outlook space with a minimum dimension of <del>1m</del> <u>2m</u> deep and 1m wide."  Requested relief includes amendments to HRZ-Figure 3 (Outlook space), refer to original submission for details	Reject
Laura Skilton	314	55b	Oppose	Amend clause (2) of the standard as follows:  "2. The minimum dimensions for a required outlook space are: ... b. All other habitable rooms must have an outlook space with a minimum dimension of <del>1m</del> <u>2m</u> deep and 1m wide."  Requested relief includes amendments to HRZ-Figure 3 (Outlook space), refer to original submission for details	Reject
Adrian Palmer Family Trust	315	3	Support	Retain High Density Residential Zone for 10 Udy Street, Petone	Accept
Palmer and Cook Developments Ltd	316	1	Support	Retain High Density Residential Zone for 127 Waterloo Road, Hutt Central	Accept
Rowan Swain & Kim Weber-Swain	317	1	Oppose	Rezone properties which are zoned Large Lot Residential, to the zoning of the Operative District Plan	Reject
Rowan Swain & Kim Weber-Swain	317	2a	Oppose in part	Seeks that "1,000m <sup>2</sup> " where stated in clauses (1) and (2) of the standard is amended to "600m <sup>2</sup> " (inferred - refer to original submission)	Reject
Rowan Swain & Kim Weber-Swain	317	2b	Oppose in part	Amend clause (1) to increase building and structure coverage to 50%	Reject

Rowan Swain & Kim Weber-Swain	317	2c	Oppose in part	Amend to increase height limit to 12m	Reject
Rowan Swain & Kim Weber-Swain	317	2d	Oppose in part	Seeks that requirements for the recession plane, setbacks, permeable surface and landscaped area, are amended to be the same as equivalent requirements in the Operative District Plan	Accept in part
Melissa Yaxley	320	1	Oppose in part	Seeks that 11 Ashburn Road, and other neighbouring properties which are zoned as 'Hill Residential' in the operative District Plan, particularly 30 Pencarrow Road, are rezoned to Large Lot Residential Zone	Rejecting
Enviro NZ	323	042	Oppose	Amend start time for servicing hours Monday to Friday from 8am to 7am	Accept
Enviro NZ	323	043	Support in part	Amend to add " <u>7. incorporates adequate space for waste storage and collection</u> " as a listed design outcome	Reject
Enviro NZ	323	044	Support in part	Amend as follows: "... 4.Ensure that activities have storage and servicing areas (including waste) that: ..."	Reject
Enviro NZ	323	045	Support in part	Amend to add " <u>MRZ-S12 Waste Management</u> " to the list of standards with which compliance needs to be achieved to be a permitted activity (see submitter's relief in SP)	Reject
Enviro NZ	323	046	Support in part	Amend to add " <u>MRZ-S12 Waste Management</u> " to the list of standards with which compliance needs to be achieved to be a permitted activity (see submitter's relief in SP)	Reject
Enviro NZ	323	047	Support in part	Amend start time for servicing hours Monday to Friday from 8am to 7am	Accept
Enviro NZ	323	048	Oppose (requesting new provision)	Add new standard " <u>Waste Management</u> ":  " <u>1. Each independent dwelling unit shall provide a waste management area with a minimum area of 1.5m<sup>2</sup> and a minimum dimension of 1 metre in any direction, except:</u> <u>a) Where a communal waste management area is provided to accommodate bulk collection from within the site;</u> <u>2. Waste management areas must be screened so they are not visible from a legal road, ground floor of adjoining residential sites, and open space zones;</u>	Reject

				<p><u>3. Waste management areas must not encroach onto driveways, manoeuvring areas, parking, and outdoor living areas and be accessible for residents to get to the kerb without stairs or steep gradients.</u></p> <p><u>4. A kerbside space of 1m per dwelling is available without impeding the footpath."</u></p>	
Enviro NZ	323	049	Support in part	Amend "... 7. Is integrated with existing and planned infrastructure including waste storage and collection"	Reject
Enviro NZ	323	050	Support in part	Amend to add " <u>7. incorporates adequate space for waste storage and collection</u> " as a listed design outcome	Reject
Enviro NZ	323	051	Support in part	Amend "... 4.Ensure that activities have storage and servicing areas ( <u>including waste</u> ) that: ..."	Reject
Enviro NZ	323	052	Support in part	Amend to add " <u>HRZ-S12 Waste Management</u> " to the list of standards with which compliance needs to be achieved to be a permitted activity (see submitter's relief in SP	Reject
Enviro NZ	323	053	Support in part	Amend to add " <u>HRZ-S12 Waste Management</u> " to the list of standards with which compliance needs to be achieved to be a permitted activity (see submitter's relief in SP	Reject
Enviro NZ	323	054	Support in part	Amend start time for servicing hours Monday to Friday from 8am to 7am	Accept
Enviro NZ	323	055	Oppose (requesting new provision)	<p>Add new standard "<u>Waste Management</u>":</p> <p><u>"1. Each independent dwelling unit shall provide a waste management area with a minimum area of 1.5m<sup>2</sup> and a minimum dimension of 1 metre in any direction, except:</u></p> <p><u>a) Where a communal waste management area is provided to accommodate bulk collection from within the site;</u></p> <p><u>2. Waste management areas must be screened so they are not visible from a legal road, ground floor of adjoining residential sites, and open space zones;</u></p> <p><u>3. Waste management areas must not encroach onto driveways, manoeuvring areas, parking, and outdoor living areas and be accessible</u></p>	Reject

				<p>for residents to get to the kerb without stairs or steep gradients.  <u>4. A kerbside space of 1m per dwelling is available without impeding the footpath</u>  <u>5. Where a communal waste management area is provided:</u>  <u>a) the space must be accessible for the collection vehicle and sized to provide separation of waste streams."</u></p>	
Lucas Land Surveys Limited	325	1a	Other/Not stated	Retain Medium Density Residential Zone for 443 Cambridge Terrace	Accept in part
Lucas Land Surveys Limited	325	1b	Oppose	Rezone 452 Cambridge Terrace to Medium Density Residential Zone	Accept
Summerset Group Holdings Limited	326	1a	Support	Retain objective as notified	Accept
Summerset Group Holdings Limited	326	1b	Support	Retain objective as notified	Accept
Summerset Group Holdings Limited	326	2a	Support	Retain objective as notified	Accept
Summerset Group Holdings Limited	326	2b	Support	Retain objective as notified	Accept
Summerset Group Holdings Limited	326	3a	Support	Retain objective as notified	Accept
Summerset Group Holdings Limited	326	3b	Support	Retain objective as notified	Accept
Summerset Group Holdings Limited	326	4a	Support	Retain objective as notified	Accept
Summerset Group Holdings Limited	326	4b	Support	Retain objective as notified	Accept
Summerset Group Holdings Limited	326	5a	Support	Retain policy as notified	Accept

Summerset Group Holdings Limited	326	5b	Support	Retain policy as notified	Accept
Summerset Group Holdings Limited	326	6a	Support in part	Retain as notified, subject to relief sought in submission point 326.19a (Refer to original submission)	Accept in part
Summerset Group Holdings Limited	326	6b	Support in part	Retain as notified, subject to relief sought in submission point 326.19b (Refer to original submission)	Accept in part
Summerset Group Holdings Limited	326	7a	Support in part	Retain as notified, subject to relief sought in submission point 326.19a (Refer to original submission)	Accept in part
Summerset Group Holdings Limited	326	7b	Support in part	Retain as notified, subject to relief sought in submission point 326.19b (Refer to original submission)	Accept in part
Summerset Group Holdings Limited	326	8a	Support	Retain policy as notified	Accept
Summerset Group Holdings Limited	326	8b	Support	Retain policy as notified	Accept
Summerset Group Holdings Limited	326	9a	Support	Retain policy as notified	Accept
Summerset Group Holdings Limited	326	9b	Support	Retain policy as notified	Accept
Summerset Group Holdings Limited	326	10a	Support	Retain policy as notified	Accept
Summerset Group Holdings Limited	326	10b	Support	Retain policy as notified	Accept
Summerset Group Holdings Limited	326	11a	Support	Retain policy as notified	Accept
Summerset Group Holdings Limited	326	11b	Support	Retain policy as notified	Accept
Summerset Group Holdings Limited	326	12a	Support	Retain policy as notified	Accept

Summerset Group Holdings Limited	326	12b	Support	Retain policy as notified	Accept
Summerset Group Holdings Limited	326	13a	Oppose in part	<p>Seeks the following or equivalent changes:</p> <p>"Enable retirement villages in the Medium Density Residential Zone to:</p> <ol style="list-style-type: none"> <li>1. Provide for a greater density than other forms of residential developments in the zone and enable shared spaces, services, amenities and facilities, and affordability and the efficient provision of assisted living and care services while managing the effects of <del>non-residential activities</del> in retirement villages on the surrounding environment,</li> <li>2. Provide good quality on-site amenity, recognising the day-to-day needs of residents as they age, and</li> <li>3. Encourage the scale and design of the retirement village to: <ol style="list-style-type: none"> <li>a. Be of a high quality and align with the planned character and planned urban built environment, and</li> <li>b. <del>Where interfacing with a public street, A</del> achieve attractive and safe streets and public open spaces, including by providing for passive surveillance." </li> </ol> </li> </ol>	Reject
Summerset Group Holdings Limited	326	13b	Oppose in part	<p>Seeks the following or equivalent changes:</p> <p>"Enable retirement villages in the Medium Density Residential Zone to:</p> <ol style="list-style-type: none"> <li>1. Provide for a greater density than other forms of residential developments in the zone and enable shared spaces, services, amenities and facilities, and affordability and the efficient provision of assisted living and care services while managing the effects of <del>non-residential activities</del> in retirement villages on the surrounding environment,</li> <li>2. Provide good quality on-site amenity, recognising the day-to-day needs of residents as they age, and</li> <li>3. Encourage the scale and design of the retirement village to:</li> </ol>	Reject

				a. Be of a high quality and align with the planned character and planned urban built environment, and b. Where interfacing with a public street, Achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.”	
Summerset Group Holdings Limited	326	14a	Support	Retain policy as notified	Accept
Summerset Group Holdings Limited	326	14b	Support	Retain policy as notified	Accept
Summerset Group Holdings Limited	326	15a	Support	Retain policy as notified	Accept in part
Summerset Group Holdings Limited	326	15b	Support	Retain policy as notified	Accept in part
Summerset Group Holdings Limited	326	16a	Oppose in part	Retain as notified, subject to relief sought in submission point 326.19a (Refer to original submission)	Accept in part
Summerset Group Holdings Limited	326	16b	Oppose in part	Retain as notified, subject to relief sought in submission point 326.19b (Refer to original submission)	Accept in part
Summerset Group Holdings Limited	326	17a	Support	Retain policy as notified	Accept in part
Summerset Group Holdings Limited	326	17b	Support	Retain policy as notified	Accept in part
Summerset Group Holdings Limited	326	18a	Support	Retain policy as notified	Accept
Summerset Group Holdings Limited	326	18b	Support	Retain policy as notified	Accept
Summerset Group Holdings Limited	326	19a	Oppose in part	Seeks the following or equivalent changes to the matters of discretion:  "...5. The matters in policy MRZ-P10ies: a. MRZ-P2: Non-residential activities;	Accept in part

				<p>b. MRZ-P3: Other activities;  c. MRZ-P10: Retirement villages;  d. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and  e. MRZ-P14: Urban design outcomes (exclusions):</p> <p>And, seeks the inclusion of a non-notification statement precluding both public and limited notification.</p>	
Summerset Group Holdings Limited	326	19b	Oppose in part	<p>Seeks the following or equivalent changes to the matters of discretion:</p> <p>"...5. The matters in policy MRZ-P10ies:  a. MRZ-P2: Non-residential activities;  b. MRZ-P3: Other activities;  c. MRZ-P10: Retirement villages;  d. MRZ-P13: Urban design outcomes for non-residential activities and developments of more than 3 residential units, and  e. MRZ-P14: Urban design outcomes (exclusions):</p> <p>And, seeks the inclusion of a non-notification statement precluding both public and limited notification.</p>	Accept in part
Summerset Group Holdings Limited	326	20a	Support	Retain provisions as notified	Accept in part
Summerset Group Holdings Limited	326	20b	Support	Retain provisions as notified	Accept in part
Summerset Group Holdings Limited	326	21a	Oppose in part	Seeks that retirement villages are exempted for the Outdoor Living Space standards	Accept
Summerset Group Holdings Limited	326	21b	Oppose in part	Seeks that retirement villages are exempted for the Outdoor Living Space standards	Accept
Summerset Group Holdings Limited	326	22a	Oppose in part	Seeks that retirement villages are exempted for the Outlook Space standards	Accept

Summerset Group Holdings Limited	326	22b	Oppose in part	Seeks that retirement villages are exempted for the Outlook Space standards	Accept
Summerset Group Holdings Limited	326	23a	Support in part	Seeks clarification that the standard applies only to a public street, and not a private road internal to a retirement village.	Accept
Summerset Group Holdings Limited	326	23b	Support in part	Seeks clarification that the standard applies only to a public street, and not a private road internal to a retirement village.	Accept
Carol Lough	330	1	Oppose	Seeks that all the medium density residential zones in Eastbourne and the Bays to be removed from the District Plan.	Reject
Go Architecture Ltd	331	14	Support in part	Seeks that the gross floor area threshold in this standard is increased from 60m <sup>2</sup> to 70m <sup>2</sup>	Accept
Go Architecture Ltd	331	15	Support in part	Amend standard as follows: "2. 1 does not apply to a. Decks less than <del>500mm</del> <u>1m</u> in height,..."  or "2. 1 does not apply to a. Decks less than <del>500mm</del> <u>600mm</u> in height,..."	Accept in part
Go Architecture Ltd	331	16	Support in part	Amend standard as follows: "7. This standard does not apply to ... b. Decks less than <del>500mm</del> <u>1m</u> in height,..."  or "7. This standard does not apply to ... b. Decks less than <del>500mm</del> <u>600mm</u> in height,..."	Accept in part
Go Architecture Ltd	331	17	Support in part	Amend standard as follows: "4. This standard does not apply to ... b. decks less than <del>500mm</del> <u>1m</u> in height,..."	Accept in part

				or "4. This standard does not apply to+F180+E180+D180+C180	
Go Architecture Ltd	331	18	Support in part	Amend standard as follows: "4. This standard does not apply to ... b. decks less than <del>500mm</del> <u>1m</u> in height,.."  or "4. This standard does not apply to ... b. decks less than <del>500mm</del> <u>600mm</u> in height,..."	Accept in part
Go Architecture Ltd	331	19	Support in part	Seeks the standard be amended to achieve the following relief: -The application of the standard is limited to facades within 5m of the road boundary and visible due to the topography (or potentially visible) from the roadway. -Reduce the glazing requirement to 10% or 15% on south-facing facades, or within 45 degrees of south. -Include exclusions for alterations to existing buildings which already have less than 20% glazing facing the road. -Allow for existing buildings to have the same percentage as the existing glazing percentage.	Reject
Go Architecture Ltd	331	20	Support in part	Amend standard to allow for more than 3 residential units on a site.	Reject
Go Architecture Ltd	331	21	Support in part	Amend standard as follows: "2. 1 does not apply to a. Decks less than <del>500mm</del> <u>1m</u> in height,..."  or "2. 1 does not apply to a. Decks less than <del>500mm</del> <u>600mm</u> in height,..."	Accept in part

Go Architecture Ltd	331	22	Support in part	Amend standard as follows: "4. This standard does not apply to ... b. decks less than <del>500mm</del> <u>1m</u> in height,.."  or "4. This standard does not apply to ... b. decks less than <del>500mm</del> <u>600mm</u> in height,..."	Accept in part
Go Architecture Ltd	331	23	Support in part	Amend standard as follows:  "1. ... a. Where located at ground level, <del>has no dimension less than 3 metres,</del> can contain a circle with a diameter of at least 3m. Or: ".... <del>can contain two circles with a diameter of at least 3m and that do not overlap.</del> "	Reject
Go Architecture Ltd	331	24	Support in part	Seeks the standard be amended to achieve the following relief: -The application of the standard is limited to facades within 5m of the road boundary and visible due to the topography (or potentially visible) from the roadway. -Reduce the glazing requirement to 10% or 15% on south-facing facades, or within 45 degrees of south. -Include exclusions for alterations to existing buildings which already have less than 20% glazing facing the road. -Allow for existing buildings to have the same percentage as the existing glazing percentage.	Accept in part
Design Network Architecture Limited	349	1	Oppose	Rezone 452 Cambridge Terrace, Naenae to Medium Density Residential Zone.	Accept in part

John Havler	350	1	Oppose	Rezone 452 Cambridge Terrace, Naenae to Medium Density Residential Zone.	Accept in part
Harry and Joyce Wild	362	1	Oppose	Rezone 9 Ashburn Road and neighbouring properties, particularly 30 Pencarrow Crescent Wainuiomata as Large Lot Residential.	Reject
Fire and Emergency New Zealand	374	8	Support	Retain definition as notified	Accept
Fire and Emergency New Zealand	374	9	Support	Retain definition as notified	Accept
Fire and Emergency New Zealand	374	68a	Amend	Amend the rule so the activity has a permitted activity status with no conditions (inferred - refer to original submission)	No recommendation
Fire and Emergency New Zealand	374	68b	Amend	Amend the rule so the activity has a permitted activity status with no conditions (inferred - refer to original submission)	No recommendation
Fire and Emergency New Zealand	374	68c	Amend	Amend the rule so the activity has a permitted activity status with no conditions (inferred - refer to original submission)	No recommendation
Fire and Emergency New Zealand	374	69a	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: " <u>LLRZ-Sx: Firefighting water supply...</u> "  Refer to original submission for full details of requested relief	No recommendation
Fire and Emergency New Zealand	374	69b	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: " <u>MRZ-Sx: Firefighting water supply...</u> "  Refer to original submission for full details of requested relief	No recommendation
Fire and Emergency New Zealand	374	69c	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: " <u>HRZ-Sx: Firefighting water supply...</u> "	No recommendation

				Refer to original submission for full details of requested relief	
Fire and Emergency New Zealand	374	70a	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Accept
Fire and Emergency New Zealand	374	70b	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Accept
Fire and Emergency New Zealand	374	70c	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Accept
Fire and Emergency New Zealand	374	71	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	72	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	73	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	74	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	75	Support in part	Amend the rule so the activity has a permitted activity status with no conditions	Reject

Fire and Emergency New Zealand	374	76a	Support	Retain as notified	Accept in part
Fire and Emergency New Zealand	374	76b	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	77	Support in part	Amend standard to add a new matter of discretion as follows:  " <u>x. The ability for emergency services to safely and efficiently access the site.</u> "	Reject
Fire and Emergency New Zealand	374	78	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	79	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	80a	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	80b	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	81	Support in part	Amend policy as follows:  "Built development for non-residential activities, or for more than 3 residential units per site, is managed to achieve the following outcomes. 1. Create a safe and legible residential environment by: ... <u>x. enabling emergency services personnel and equipment to safely and efficiently access all units within the site.</u> "	No recommendation
Fire and Emergency New Zealand	374	82	Support in part	Amend the rule so the activity has a permitted activity status with no conditions	Reject
Fire and Emergency New Zealand	374	83	Support	Retain as notified	Accept

Fire and Emergency New Zealand	374	84a	Support	Retain as notified	Accept in part
Fire and Emergency New Zealand	374	84b	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	85	Support in part	Amend standard to add a new matter of discretion as follows:  " <u>x. The ability for emergency services to safely and efficiently access the site.</u> "	Reject
Fire and Emergency New Zealand	374	86	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	87	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	88a	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	88b	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	89	Support in part	Amend policy as follows:  "Built development for non-residential activities, or for more than 3 residential units per site, is managed to achieve the following outcomes. 1. Create a safe and legible residential environment by: ... <u>x. enabling emergency services personnel and equipment to safely and efficiently access all units within the site.</u> "	No recommendation <sup>449</sup>
Fire and Emergency New Zealand	374	90	Support in part	Amend the rule so the activity has a permitted activity status with no conditions	Reject
Fire and Emergency New Zealand	374	91	Support	Retain as notified	Accept

Fire and Emergency New Zealand	374	92a	Support	Retain as notified	Accept in part
Fire and Emergency New Zealand	374	92b	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	93	Support in part	Amend standard to add a new matter of discretion as follows:  " x. <u>The ability for emergency services to safely and efficiently access the site.</u> "	Reject
Fiona Christeller	375	1	Support	Retain as notified (inferred - refer to original submission)	Accept
Fiona Christeller	375	2	Support	Retain as notified (inferred - refer to original submission)	Accept
Fiona Christeller	375	3	Oppose (requesting new provision)	Seeks a combined medium and high density residential design guide and: i. Make the design guide a statutory part of the District Plan rather than an optional extra. ii. Make compliance with the design guide a requirement for all projects which require a resource consent process. iii. Adopt the Wellington City Council Design Guides suite, which would then simplify compliance across Territorial Authority boundaries. iv. Undertake an active publicity campaign to inform and encourage all developers and designers to use the design guide as an aide memoir to create adaptable and live-able housing groups.	Reject
Fiona Christeller	375	4	Oppose (requesting new provision)	Seeks a combined medium and high density residential design guide and: i. Make the design guide a statutory part of the District Plan rather than an optional extra. ii. Make compliance with the design guide a requirement for all projects which require a resource consent process. iii. Adopt the Wellington City Council Design Guides suite, which would then simplify compliance across Territorial Authority boundaries. iv. Undertake an active publicity campaign to inform and encourage all	Reject

				developers and designers to use the design guide as an aide memoir to create adaptable and live-able housing groups.	
Andrew Robinson and Robyn Robinson	380	1	Oppose	Rezone properties which are zoned Large Lot Residential, to the zoning of the Operative District Plan	Reject
Kris Philip Connell	F03	1	Support	Allow	Reject
Andrew and Robyn Robinson	F09	1	Support	Allow	Reject
Andrew Robinson and Robyn Robinson	380	2a	Oppose in part	Seeks that "1,000m2" where stated in clauses (1) and (2) of the standard is amended to "600m2" (inferred - refer to original submission)	Reject
Kris Philip Connell	F03	2	Support	Allow	Reject
Andrew Robinson and Robyn Robinson	380	2b	Oppose in part	Amend clause (1) to increase building and structure coverage to 50%	Reject
Kris Philip Connell	F03	3	Support	Allow	Reject
Andrew Robinson and Robyn Robinson	380	2c	Oppose in part	Amend to increase height limit to 12m	Reject
Kris Philip Connell	F03	4	Support	Allow	Reject
Andrew Robinson and Robyn Robinson	380	2d	Oppose in part	Seeks that requirements for the recession plane, setbacks, permeable surface and landscaped area, are amended to be the same as equivalent requirements in the Operative District Plan	Accept in part
Kris Philip Connell	F03	5	Support	Allow	Accept in part
Sensible Solutions for Eastbourne	383	1	Oppose	Rezone properties which are zoned Large Lot Residential, to the zoning of the Operative District Plan	Reject
Sensible Solutions for Eastbourne	383	2a	Oppose in part	Seeks that "1,000m2" where stated in clauses (1) and (2) of the standard is amended to "600m2" (inferred - refer to original submission)	Reject
Sensible Solutions for Eastbourne	383	2b	Oppose in part	Amend clause (1) to increase building and structure coverage to 50%	Reject
Sensible Solutions for Eastbourne	383	2c	Oppose in part	Amend to increase height limit to 12m	Reject

Sensible Solutions for Eastbourne	383	2d	Oppose in part	Seeks that requirements for the recession plane, setbacks, permeable surface and landscaped area, are amended to be the same as equivalent requirements in the Operative District Plan	Accept in part
Kāinga Ora - Homes and Communities	386	19	Support	Retain objective as notified	Accept
Kāinga Ora - Homes and Communities	386	20	Support	Retain objective as notified	Accept
Kāinga Ora - Homes and Communities	386	21	Support	Retain objective as notified	Accept
Kāinga Ora - Homes and Communities	386	22	Support in part	Amend objective as follows:  "Built development in the Medium Density Residential Zone will positively contribute to a predominantly residential urban environment that: 1. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone, ..."	Reject
Kāinga Ora - Homes and Communities	386	23	Support	Retain policy as notified	Accept
Kāinga Ora - Homes and Communities	386	24	Support	Retain policy as notified	Accept
Kāinga Ora - Homes and Communities	386	25	Support	Retain policy as notified	Accept
Kāinga Ora - Homes and Communities	386	26	Support	Retain policy as notified	Accept
Kāinga Ora - Homes and Communities	386	27	Support	Retain policy as notified	Accept

Kāinga Ora - Homes and Communities	386	28	Support	Retain policy as notified	Accept
Kāinga Ora - Homes and Communities	386	29	Multiple	Seeks that MRZ-P12 is deleted, and the chapeau is moved to the matters of discretion under each relevant rule or standard. (Refer to original submission).	Accept in part
Kāinga Ora - Homes and Communities	386	30	Multiple	<p>Seeks that MRZ-P13 is deleted, and that the wording of the policy is amended for use as assessment criteria under relevant rules and/or standards as follows:</p> <p>"Built development for non-residential activities, or for more than 3 residential units per site, is managed to achieve the following outcomes.</p> <p>Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.</p> <p>1. <del>The extent to which the proposal creates</del> <del>Create</del> a safe and legible residential environment by:</p> <ul style="list-style-type: none"> <li>a. providing easily visible; <del>and accessible, and sheltered</del> main entrances to buildings (other than accessory buildings),</li> <li>b. enabling passive surveillance over public and communal spaces,</li> <li>c. appropriately designing, demarcating, and lighting public, communal, and private spaces,</li> <li><del>d. avoiding wasted space or space of unclear function, and</del></li> <li>e. integrating other CPTED measures at a scale appropriate for the site.</li> </ul> <p>2. <del>Avoid</del> <del>Minimises</del> having carparking areas, loading areas, manoeuvring areas, and garages visually or physically dominate public and communal spaces or the streetscape.</p> <p>3. Ensure on-site landscaping, where it is required by a standard or proposed as a mitigation of other effects:</p> <ul style="list-style-type: none"> <li>a. Retains healthy and mature vegetation,</li> </ul>	Reject

				<p>b. Uses planting that is appropriate for the climate and environment within the site,</p> <p>c. Improves outlooks from dwellings and softens hard built surfaces, and</p> <p>d. Provides one or more of aesthetic, stormwater management, ecological, or urban heat mitigation benefits.</p> <p>4. Ensure that activities have storage and servicing areas that:</p> <p>a. Are of a functional size,</p> <p>b. Are integrated into the site design to ensure they are conveniently located, accessible, secure, and minimise visual intrusion, and</p> <p>c. Do not create health and safety hazards or nuisance (such as odour) for on-site residents or adjacent sites." (Refer to original submission).</p>	
Kāinga Ora - Homes and Communities	386	31	Oppose	Seeks that the policy is delete and the content of the policy included in the background section	Accept in part
Kāinga Ora - Homes and Communities	386	32	Oppose	Delete standard	Reject
Kāinga Ora - Homes and Communities	386	33	Support	Retain objective as notified	Accept
Kāinga Ora - Homes and Communities	386	34	Support	Retain objective as notified	Accept
Kāinga Ora - Homes and Communities	386	35	Support	Retain objective as notified	Accept
Kāinga Ora - Homes and Communities	386	36	Support	Retain objective as notified	Accept
Kāinga Ora - Homes and Communities	386	37	Support	Retain policy as notified	Accept
Kāinga Ora - Homes and Communities	386	38	Support	Retain policy as notified	Accept

Kāinga Ora - Homes and Communities	386	39	Support	Retain policy as notified	Accept
Kāinga Ora - Homes and Communities	386	40	Support in part	Amend policy as follows:  "Enable a variety of housing types with a mix of densities within the zone, including three-storey attached and detached dwellings, and <del>low</del> mid-rise apartments."	Reject
Kāinga Ora - Homes and Communities	386	41	Support	Retain policy as notified	Accept
Kāinga Ora - Homes and Communities	386	42	Support	Retain policy as notified	Accept
Kāinga Ora - Homes and Communities	386	43	Multiple	Seeks the deletion of HRZ-P12, and that the content of the policy (inferred) is included as concise and relevant matters of discretion under each rule or standard. (Refer to original submission)	Accept in part
Kāinga Ora - Homes and Communities	386	44	Multiple	Seeks that HRZ-P13 is deleted, and that the wording of the policy is amended for use as assessment criteria under relevant rules and/or standards as follows:  "Built development for non-residential activities, or for more than 3 residential units per site, is managed to achieve the following outcomes. Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. 1. The extent to which the proposal creates Create a safe and legible residential environment by: a. Providing easily visible, and accessible, and sheltered main entrances to buildings (other than accessory buildings), b. Enabling passive surveillance over public and communal spaces,	Reject

				<p>c. Appropriately designing, demarcating, and lighting public, communal, and private spaces,  d. Avoiding wasted space or space of unclear function, and  e. Integrating other CPTED measures at a scale appropriate for the site.</p> <p>2. Avoid Minimises having carparking areas, loading areas, manoeuvring areas, and garages visually or physically dominate public and communal spaces or the streetscape.</p> <p>3. Ensure on-site landscaping, where it is required by a standard or proposed as a mitigation of other effects:  a. Retains healthy and mature vegetation,  b. Uses planting that is appropriate for the climate and environment within the site,  c. Improves outlooks from dwellings and softens hard built surfaces, and  d. Provides one or more of aesthetic, stormwater management, ecological, or urban heat mitigation benefits.</p> <p>4. Ensure that activities have storage and servicing areas that:  a. Are of a functional size,  b. Are integrated into the site design to ensure they are conveniently located, accessible, secure, and minimise visual intrusion, and  c. Do not create health and safety hazards or nuisance (such as odour) for on-site residents or adjacent sites</p>	
Kāinga Ora - Homes and Communities	386	45	Oppose	Seeks that the policy is deleted and the content of the policy included in the background section	Accept in part
Kāinga Ora - Homes and Communities	386	46	Support in part	<p>Amend policy as follows:</p> <p><del>"1. Where up to 3 residential units occupy the site:  a. All buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level for all side and rear boundaries (as shown in the diagram HRZ Figure 2).  Where residential units occupy the site:</del></p>	Reject

				<p>a. For the first 22m of a site side boundary as measured from the road frontage, buildings must not project beyond a 60° recession plane measured from a point 19m vertically above the ground level; and</p> <p>b. For all other boundaries and the remainder of the side boundary, buildings and structures must not project beyond a 60° recession plane measured from a point 8 metres vertically above ground level.</p> <p>2. Where 4 or more residential units occupy the site:</p> <p>a. For the first 21.5m of a side boundary, as measured from the road frontage, buildings and structures must not project beyond a 60° recession plane measured from a point 8 metres vertically above ground level (as shown in the diagram HRZ-Figure 2), and</p> <p>b. For all other boundaries and the remainder of the side boundary, buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level (as shown in the diagram HRZ-Figure 2).</p> <p>Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p> <p>3. Depite 2 above..."</p>	
Kāinga Ora - Homes and Communities	386	47	Support in part	<p>Amend policy as follows:</p> <p>"1. Buildings and structures shall be setback from the relevant boundary by the minimum depth listed below:</p> <p>a. Front yard: 1.5m</p> <p>b. Side yard: 1m</p> <p>c. Rear yard: 1m..."</p>	Reject
Kāinga Ora - Homes and Communities	386	48	Oppose	Delete standard	Reject
Ministry of Education	399	8	Support	Retain definition as notified	Accept

Ministry of Education	399	10	Support	Retain definition as notified	Accept
Ministry of Education	399	52	Support	Retain objective as notified	Accept
Ministry of Education	399	53	Support	Retain objective as notified	Accept
Ministry of Education	399	54	Support	Retain policy as notified	Accept
Ministry of Education	399	55	Support	Retain policy as notified	Accept
Ministry of Education	399	56	Support in part	Amend rule as follows:  "1. Activity status: Permitted Where: a. The maximum number of children being cared for does not exceed <del>five</del> <u>fifteen</u> at any one time, excluding any children who are normally a resident at a residential unit associated with the child care service...."	Reject
Ministry of Education	399	57	Support	Retain rule as notified	Accept
Ministry of Education	399	58	Support	Retain objective as notified	Accept
Ministry of Education	399	59	Support	Retain objective as notified	Accept
Ministry of Education	399	60	Support	Retained policy as notified	Accept
Ministry of Education	399	61	Support	Retain policy as notified	Accept
Ministry of Education	399	62	Support	Retain rule as notified	Accept
Ministry of Education	399	63	Support in part	Amend rule as follows:  "1. Activity status: Permitted Where: a. The maximum number of children being cared for does not exceed <del>five</del> <u>fifteen</u> at any one time, excluding any children who are normally a resident at a residential unit associated with the child care service...."	Reject
Ministry of Education	399	64	Support	Retain objective as notified	Accept
Ministry of Education	399	65	Support	Retain objective as notified	Accept

Ministry of Education	399	66	Support	Retain policy as notified	Accept
Ministry of Education	399	67	Support	Retain policy as notified	Accept
Ministry of Education	399	68	Support in part	Amend rule as follows:  "1. Activity status: Permitted Where: a. The maximum number of children being cared for does not exceed <del>five</del> <u>fifteen</u> at any one time, excluding any children who are normally a resident at a residential unit associated with the child care service...."	Reject
Ministry of Education	399	69	Support	Retain rule as notified	Accept
York Bay Residents' Association	411	1	Oppose in part	Seeks amendments to exclude any of the Eastern Bays and Eastbourne from provisions for medium density housing, or  Seeks that at least the following York Bay properties are excluded from provisions for medium density housing: - 303, 305, 307A and 307 Marine Drive, and 1, 2, 3, 4, 6 and 8 Taungata Road, due to being within the Tsunami Hazard Overlay - 5A, 7, 11, 13 and 15 Kaitawa Road, and 2/22 Taungata Road, due to being within the Slope Assessment Overlay (Refer to original submission)	Accept in part
David Surrey	427	5	Oppose in part	Seeks that objective and policies of residential zone chapters, are replaced by the objectives and policies that were introduced by Plan Change 56, were equivalent exist (inferred - refer to original submission)	Accept in part
Sanna and Mark McGavin	438	1	Oppose	Remove Mixed Use Zoning and Re-Zone 35 – 39 Major Drive, Kelson within the Medium Density Residential Zone.	Reject
Policy Planning team of the Hutt City Council	440	65a	Oppose in part	Amend clause 2 of the standard as follows:  "Where the boundary forms part of <del>part</del> of a legal right of way..."	Accept

Policy Planning team of the Hutt City Council	440	66a	Oppose in part	Amend clause 3(e) of the standard as follows:  "Chimney Structures not exceeding 1.1m in <del>with width</del> on any elevation..."	Accept
Policy Planning team of the Hutt City Council	440	66b	Oppose in part	Amend clause 4(e) of the standard as follows:  "Chimney Structures not exceeding 1.1m in <del>with width</del> on any elevation..."	Accept
Policy Planning team of the Hutt City Council	440	66c	Oppose in part	Amend clause 4(e) of the standard as follows:  "Chimney Structures not exceeding 1.1m in <del>with width</del> on any elevation..."	Accept
Policy Planning team of the Hutt City Council	440	96	Oppose	Rezone 101 Meremere Street, Wainuiomata to the Open Space Zone.	Accept
Policy Planning team of the Hutt City Council	440	97	Oppose	Rezone 102 Meremere Street, Wainuiomata to the Natural Open Space Zone.	Accept
Policy Planning team of the Hutt City Council	440	117	Amend	Amend to add the following to the end of the introduction:  <b>“MRZ-PRECxxx: Shaftesbury Grove Development Precinct</b> The Shaftesbury Grove Development Precinct provides bespoke management of subdivision for an area in Shaftesbury Grove, Stokes Valley to enable urban development while protecting the land’s significant ecological values. The relevant policies and rules for this precinct are found in the Subdivision chapter.”	Accept
Policy Planning team of the Hutt City Council	440	118	Oppose in part	Rezone 12 Shaftesbury Grove (Lot 1 DP 507600) to Medium Density Residential Zone	Accept
Urban Edge Planning Ltd	449	1	Amend	Amend MRZ-P12 as follows: ... <del>2. Ensure adequate access to daylight for residential activities on the</del>	Accept

				site and on adjacent sites ...	
Urban Edge Planning Ltd	449	2	Amend	Amend HRZ-P12 as follows: ... 2. Ensure adequate access to daylight for residential activities on the site and on adjacent sites ...	Accept
Urban Edge Planning Ltd	449	3	Amend	Amend MRZ-P12 as follows:  <del>Urban design outcomes</del> Built form outcomes by meeting standard or assessment  or  <del>Urban design outcomes</del> Character and amenity by meeting standard or assessment	Reject
Urban Edge Planning Ltd	449	4	Amend	Amend HRZ-P12 as follows:  <del>Urban design outcomes</del> Built form outcomes by meeting standard or assessment  or  <del>Urban design outcomes</del> Character and amenity by meeting standard or assessment	Reject
Urban Edge Planning Ltd	449	5	Amend	Seeks to amend MRZ-P12 by adding a matter of discretion to assess streetscape and visual amenity affects, as well as building bulk and dominance effects for development that does not comply with MRZ-S2, MRZ-S3, MRZ-S4, and MRZ-S5.	Accept in part

Urban Edge Planning Ltd	449	6	Amend	Seeks to amend HRZ-P12 by adding a matter of discretion to assess streetscape and visual amenity affects, as well as building bulk and dominance effects for development that does not comply with MRZ-S2, MRZ-S3, MRZ-S4, and MRZ-S5.	Accept in part
Urban Edge Planning Ltd	449	7	Amend	Seeks to amend MRZ-P13 to require a design statement against the relevant matters in MRZ-P12 for residential activities comprising 4 or more units.	Reject
Urban Edge Planning Ltd	449	8	Amend	Seeks to amend HRZ-P13 to require a design statement against the relevant matters in HRZ-P12 for residential activities comprising 4 or more units.	Reject
Urban Edge Planning Ltd	449	9	Oppose	Delete policy MRZ-P14.	Accept
Urban Edge Planning Ltd	449	10	Oppose	Delete policy HRZ-P14.	Accept
Urban Edge Planning Ltd	449	11	Amend	Seeks that matters MRZ-P14 1-3 be included as a note under policies MRZ-P12 and MRZ-P13.	Reject
Urban Edge Planning Ltd	449	12	Amend	Seeks that matters HRZ-P14 1-3 be included as a note under policies HRZ-P12 and HRZ-P13.	Reject
Urban Edge Planning Ltd	449	13	Amend	Seeks to allow for assessment against matters MRZ-P14 5 and 6 regardless of whether neighbours approvals are received under Policies MRZ-P12 and MRZ-P13.	Reject
Urban Edge Planning Ltd	449	14	Amend	Seeks to allow for assessment against matters HRZ-P14 5 and 6 regardless of whether neighbours approvals are received under Policies HRZ-P12 and HRZ-P13.	Reject
Wellington Regional Council	452	24	Support in part	Amend as follows: The city’s urban form consolidates and intensifies the existing urban area, with greenfield development only taking place within <del>identified</del> sequenced and planned areas.	Accept
Wellington Regional Council	452	26	Support	Retain as notified.	Accept

Wellington Regional Council	452	27	Support	Retain as notified.	Accept
Wellington Regional Council	452	188	Support	Retain as notified.	Accept in part
Wellington Regional Council	452	189a	Amend	<p>Seeks to add new objectives, policies, rules and standards, or add these to each zone tailored to the context of the specific zone, and/or include these in a different section of the DP as appropriate, to the following effect:</p> <p><u>Objective XX: Building and infrastructure is designed so that they are able to withstand predicted future higher temperatures, intensity and duration of rainfall and wind over the anticipated life span and to mitigate these effects on people, communities and the natural environment.</u></p>	Reject
Michael Rachlin	F04	12	Oppose	Disallow	Allow
Natural Hazards Commission Toka Tu Ake	F15	86	Support	Allow	Reject
Wellington Regional Council	452	189b	Amend	<p>Seeks to add new objectives, policies, rules and standards, or add these to each zone tailored to the context of the specific zone, and/or include these in a different section of the DP as appropriate, to the following effect:</p> <p><u>Objective XX: Tree canopy cover in areas of residential activities is enhanced through maintaining existing trees and/or planting new trees as part of new residential development to sequester carbon from</u></p>	Reject

				<u>emissions, reduce stormwater runoff, mitigate heat island effects, and improve the city’s biodiversity and amenity. Appropriate indigenous species are utilised as far as practicable.</u>	
Wellington Regional Council	452	189c	Amend	<p>Seeks to add new objectives, policies, rules and standards, or add these to each zone tailored to the context of the specific zone, and/or include these in a different section of the DP as appropriate, to the following effect:</p> <p><u>Policy XX: Ensure that subdivision and/or development achieves the following tree canopy cover levels at maturity: i. For residential subdivision and/or development: 20% of the net site area; ii. For residential greenfield and brownfield subdivision and/or development – as for (i), and an additional 15% of the future road area to be vested in Council.</u></p>	Reject
Wellington Regional Council	452	189d	Amend	<p>Seeks to add a new policy to address the cost of providing tree canopy cover as per below example:</p> <p><u>Policy – The cost of providing tree canopy cover and financial contributions</u></p> <p><u>a. Ensure the cost of providing new trees to achieve the tree canopy cover required for the site or the road corridor, preparing appropriate tree pits, providing the necessary land for planting, and initial tree maintenance is met by those carrying out the subdivision and/or development;</u></p> <p><u>b. Require payment of financial contributions that are fair and proportional in lieu of providing the required on-site and/or on-road tree canopy cover to enable off-site tree planting by the Council, as close to the development site as practicable;</u></p> <p><u>c. No financial contribution shall be required where sufficient existing</u></p>	Reject

				<p><u>trees, able to achieve the required tree canopy cover at maturity, are retained on the development site or new trees are planted on the development site by the developer or the site owner to achieve the required tree canopy cover.</u></p>	
Wellington Regional Council	452	189e	Amend	<p>Seeks to add a new policy to address the cost of providing tree canopy cover as per below example:</p> <p><u>Policy – Tree health and infrastructure</u></p> <p><u>a. Ensure that trees on the development site are planted in a position appropriate to the tree type and in sufficient soil volume, width and depth to maximise the tree’s healthy growth.</u></p> <p><u>b. Where subdivision consents associated with the development of new residential units are granted, consent notices will be issued and registered against the relevant titles requiring that the tree canopy cover levels required are achieved and maintained.</u></p> <p><u>c. Ensure the planting of trees in the future roads of greenfield subdivisions is carried out in accordance with:</u></p> <p><u>i. the tree pit requirements of the Council’s Infrastructure Design Standard to provide sufficient soil volume and avoid damage to the surrounding infrastructure; and</u></p> <p><u>ii. the needs and requirements of the Council, as the future road owner/manager, including approval of the tree species by the Council arborist.</u></p>	Reject
Wellington Regional Council	452	189f	Amend	<p>Seeks to add a new policy to address the cost of providing tree canopy cover as per below example:</p> <p><u>Policy XX: Promote and enable the design of buildings and</u></p>	Reject

				<u>infrastructure so that they are able to withstand the predicted future higher temperatures, intensity and duration of rainfall and wind over their anticipated life span and to mitigate the effects of these on people and communities.</u>	
Michael Rachlin	F04	13	Oppose	Disallow/amend	Allow
Natural Hazards Commission Toka Tu Ake	F15	87	Support	Allow	Reject
Wellington Regional Council	452	189g	Amend	Seeks to add new rule(s) and standard(s) to appropriate zone chapters to give effect to the Tree Canopy Cover and Financial Contributions policies in submission points 452.189a, 452.189b, 452.189c, 452.189d, 452.189e, and 452.189f.	Reject
Wellington Regional Council	452	190a	Support	Amend as follows:  ... 8. Is connected to open space and the natural environment, 9. <u>Supports and effective and efficient public transport network.</u>	Reject
Wellington Regional Council	452	190b	Support	Seeks that "... high density development also supports the ability to provide effective, efficient (and affordable) public transport networks and services" be identified in one of the objectives for this zone.	Reject
Rebecca Leask. et al	472	1	Oppose	Rezone to the Large Lot Residential Zone, the properties in Rakeiora Grove which are identified in the operative District Plan as subject to the SNR 27 overlay: #22, 24, 38, 36 Rakeiora Grove	Reject
Rebecca Leask. et al	472	2	Oppose	Rezone the heritage-listed property at 38 Rakeiora Grove, and surrounding properties (determined based on expert input if required) that may impact the historical significance of that house, to the Large Lot Residential Zone	Reject
Rebecca Leask. et al	472	3	Oppose	Rezone to the Large Lot Residential Zone, properties in the area bounding Rakeiora Grove and London Road due to topography, risk to	Reject


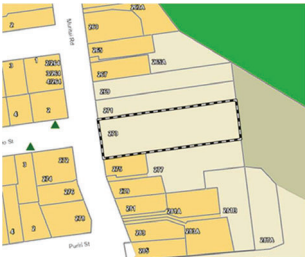
				the environment, lack of infrastructure and access, and loss of amenity: properties at 38, 36, 31, 29, 25, 24, 22 and others	
Malcolm Ross	477	1	Oppose	Seeks that the policy is deleted or amended on the basis that non-residential activities are not provided for in the Medium Density Residential Zone (inferred - refer to original submission)	Reject
Malcolm Ross	477	2	Oppose	Seeks that objectives are amended to delete any reference to allowing for building heights greater than two floors, or not to increase building heights higher than existing property if demolished.	Reject
Malcolm Ross	477	3a	Oppose	Delete objective, or amend/remove any part of objective which allows for loss of natural light (inferred - refer to original submission)	Reject
Malcolm Ross	477	3b	Oppose	Delete objective, or amend/remove any part of objective which allows for loss of natural light (inferred - refer to original submission)	Reject
Malcolm Ross	477	4	Oppose	Retain clause 7 of the objective as notified	Reject
Malcolm Ross	477	5	Support	No relief requested	Accept
Malcolm Ross	477	6	Amend	Amend policy as follows:  “...Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical that do not adversely affect neighbouring property unless the affected residents, upon review of the proposal, their expressed permission to proceed.”	Reject
Michael Stewart	481	1	Oppose	Rezone the lower Korokoro slopes from Akatea Drive down the hill to the intersection of London Road and Korokoro Road, to Large Lot Residential Zone	Reject
Edmund Wano	482	1	Oppose	Seeks that the Proposed District Plan does not include a High Density Residential Zone (inferred - refer to original submission)	Reject

Proposed Hutt City District Plan – Hearing 3 – S42A Report – 21 May 2026


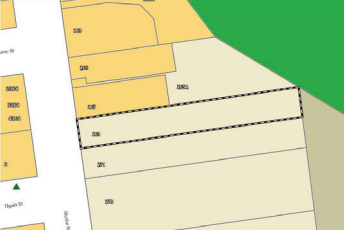
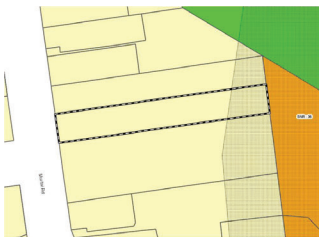
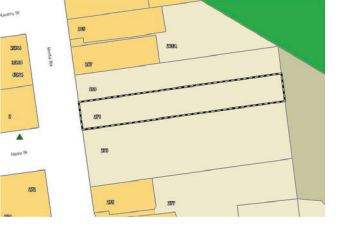
TMWano	483	1	Oppose	Seeks that there is a pause and review on the inclusion of a High Density Residential Zone in the Proposed District Plan (inferred - refer to original submission)	Reject
Loren Brown	500	1	Oppose	Amend LLRZ-R3 to not apply where there is an existing home where such standards cannot already be met, and instead the standards of the MDZ should apply.	Reject
Loren Brown	500	2	Oppose	Rezone 5 Russo Terrace, Eastbourne, and other properties (7 and 11 Russo Terrace, and 5 Totora Street, Eastbourne) to the Medium Density Residential Zone	Reject
Te Ruunanganui O Te Atiawa	503	23	Support	Retain as notified	Accept
Te Ruunanganui O Te Atiawa	503	50	Support	Retain as notified	Accept
Dwayne McDonald	512	1	Support in part	Rezone 1/149 to 155 Hill Road, Belmont to Hill Residential (or equivalent -inferred, refer to original submission)	Reject
Ian Binnie	513	1	Oppose in part	Rezone 20 Mackenzie Rd, Eastbourne to Medium Density Residential Zone	Reject
Joe Jeffries	514	1	Support	Retain High Density Residential Zone as notified	Accept

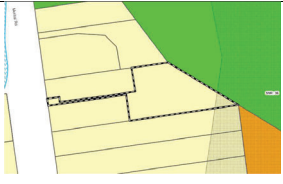
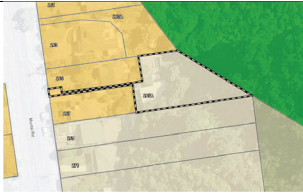
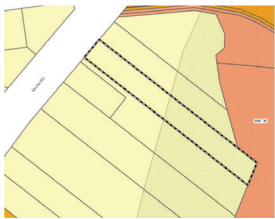


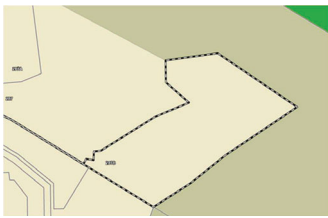
**Attachment 3: Assessment of rezoning requests for MRZ to LLRZ and MRZ to LLRZ**

### Attachment 3 Assessment of rezoning requests from MRZ to LLRZ and LLRZ to MRZ






Property	ODP Zone	PDP Zone	Site size <sup>20</sup>	Summary of assessment against LLRZ criteria	Officer recommendation on zoning
273 Muritai Road	<p>Medium Density Residential Area.</p> <p>SNR: 36 (Mt Hawtrey Bush) across small rear portion of the property.</p> 	<p>Large Lot Residential Zone.</p> 	2,593m <sup>2</sup>	<ul style="list-style-type: none"> <li>• Muritai Road is a key bus route for Eastbourne connecting to central Hutt and Wellington CBD. These properties are all within a 1 min walk of the closest bus stop on Muritai Road.</li> <li>• Muritai Road has good pedestrian facilities with footpaths on both sides of the road and these properties are approximately 11 mins walk to the Eastbourne shops.</li> <li>• There are no known three waters constraints.</li> </ul>	Rezone to MDRZ
269 Muritai Road	<p>MDRA.</p> <p>Adjacent properties are all MDRA.</p> <p>SNR: 36 (Mt Hawtrey Bush) across small rear portion of the property.</p>	<p>Large Lot Residential Zone. Adjacent properties to the north are predominantly MDRZ as are those on the opposite side of Muritai Road.</p>	1266m <sup>2</sup>		Rezone to MDRZ

<sup>20</sup> Site size stated in this table is an approximate measurement based on the ePlan measurement tool.



Property	ODP Zone	PDP Zone	Site size <sup>20</sup>	Summary of assessment against LLRZ criteria	Officer recommendation on zoning
					
271 Muritai Road	<p>MDRA with SNR: 36 (Mt Hawtreys Bush) across rear portion of the property.</p> <p>Adjacent properties are all MDRA.</p> 	<p>LLRZ. The two adjacent properties are also LLRZ but are within a block of predominantly MDRZ sites.</p> 	1237 m <sup>2</sup>		Rezone to MDRZ
265A Muritai Road	<p>MDRA. The rear southern corner is within SNR: 36 (Mt Hawtreys Bush)</p>	LLRZ	983 m <sup>2</sup>		Rezone to MDRZ

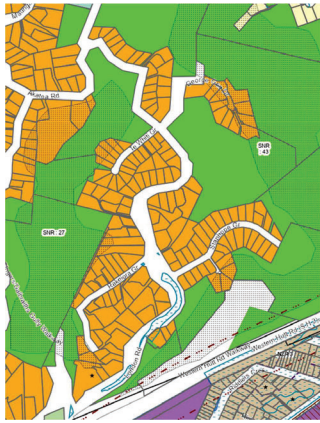
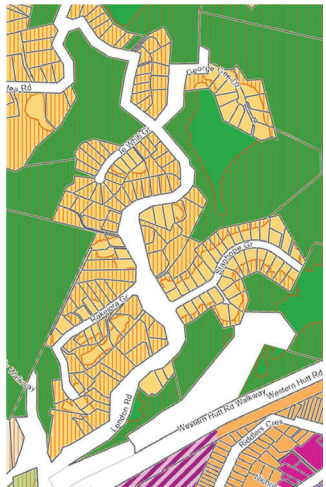
Property	ODP Zone	PDP Zone	Site size <sup>20</sup>	Summary of assessment against LLRZ criteria	Officer recommendation on zoning
					
297 Muritai Road	MDRA, part of the site is within SNR: 36 (Mt Hawtrey Bush) 	LLRZ 	1262m <sup>2</sup>	<ul style="list-style-type: none"> <li>• Muritai Road is a key bus route for Eastbourne connecting to central Hutt and Wellington CBD. This property is all within a 5-minute walk of the closest bus stop on Muritai Road.</li> <li>• Muritai Road has good pedestrian facilities with footpaths on both sides of the road and this property is approximately 13 minutes' walk to the Eastbourne shops.</li> <li>• There are connections to the three waters network.</li> </ul>	Rezone to MDRZ
287B Muritai Road	Hill Residential Fully within SNR: 36 (Mt Hawtrey Bush) 	LLRZ 	3339m <sup>2</sup> (excluding access)	<ul style="list-style-type: none"> <li>• While the site is located on Muritai Road and is close to the Eastbourne shops and public transport on Muritai Road, access to the property itself is via a narrow shared right of way of approx. 137 metres in length from Muritai Road.</li> <li>• The site is large by comparison to other sites being recommended for rezoning and is setback into the hillside with many of the amenity values that are expected for the LLRZ.</li> </ul>	Retain as LLRZ




Property	ODP Zone	PDP Zone	Site size <sup>20</sup>	Summary of assessment against LLRZ criteria	Officer recommendation on zoning
				<ul style="list-style-type: none"> <li>Rezoning to MDRZ would provide significant increase in potential yield necessitating extensive vegetation removal which forms part of the planned character for the zone and is in contrast to properties that have a frontage to Muritai Road and are currently zoned MDRA.</li> </ul>	
277 Muritai Road	MDRA, and partially within SNR: 36 (Mt Hawtreys Bush)	LLRZ	1535 m <sup>2</sup> (excluding access)	<ul style="list-style-type: none"> <li>This property is within a 1-minute walk of the nearest bus stop on Muritai Road.</li> <li>Muritai Road has good pedestrian facilities, and the property is approximately 12 minutes' walk from the Eastbourne shops.</li> <li>There are connections to the three waters network available.</li> </ul>	Rezone to MDRZ
52 Waitohu Road, York Bay	Hill Residential	LLRZ	1396m <sup>2</sup> (excluding access)	<ul style="list-style-type: none"> <li>Waitohu Road is a narrow, windy, and relatively steep road.</li> <li>This part of Waitohu Road is within the Highly Constrained Roads overlay</li> <li>10 minute walk to nearest bus stop on Marine Drive</li> <li>There are no pedestrian footpaths for the length of Waitohu Road and there is very limited on-street car parking in the vicinity of this property.</li> <li>There are connections to the three waters network available.</li> </ul>	Retain LLRZ

Property	ODP Zone	PDP Zone	Site size <sup>20</sup>	Summary of assessment against LLRZ criteria	Officer recommendation on zoning
2/517 Marine Drive	Hill Residential 	LLRZ 	1493m <sup>2</sup>	<ul style="list-style-type: none"> <li>While the site is located along a main bus route and a bus stop is located directly in front of the property, there is limited safe pedestrian facilities in this location.</li> <li>Approx 30 min walk to Eastbourne Shops</li> <li>On-street parking is limited in this location.</li> </ul>	Retain LLRZ
303 Marine Drive	Hill Residential 	MRZ 	821m <sup>2</sup>	<ul style="list-style-type: none"> <li>These sites are within walking distance of public transport, with the closest bus stop being within a 1 minute walk from these properties.</li> <li>There is a formed footpath on the eastern side of Marine Drive in this section, starting approximately outside 303 Marine Drive and extending south</li> <li>Approx. 50 min walk to the Eastbourne shops</li> <li>Area is serviced by three waters infrastructure.</li> </ul>	Retain MRZ
305 Marine Drive	Hill Residential 	MRZ 	1429m <sup>2</sup>		Retain MRZ

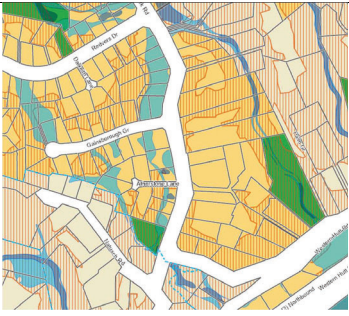
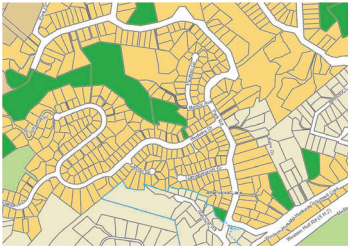
Property	ODP Zone	PDP Zone	Site size <sup>20</sup>	Summary of assessment against LLRZ criteria	Officer recommendation on zoning
307A Marine Drive	Hill Residential 	MRZ 	155m <sup>2</sup>		Retain MRZ
307 Marine Drive	Hill Residential 	MRZ 	402m <sup>2</sup>		Retain MRZ
1, 2, 3, 4, 5, 6, and 8 Taungata Road	Hill Residential/MRZ 	MRZ 	1 Taungata - 709m <sup>2</sup> 2 Taungata - 861m <sup>2</sup> 3 Taungata - 2501m <sup>2</sup> 4 Taungata - 620m <sup>2</sup>	<ul style="list-style-type: none"> <li>• These properties are up to 2 minutes walk from the nearest bus stop on Marine Drive</li> <li>• There is no formed footpath on Taungata Road, and the road corridor is narrow with limited on-street parking.</li> <li>• Properties on the southern side are of a size consistent with the MRZ.</li> <li>• The sites on the northern side of Taungata Road are generally of a scale consistent with the LLRZ.</li> </ul>	Retain MRZ

Property	ODP Zone	PDP Zone	Site size <sup>20</sup>	Summary of assessment against LLRZ criteria	Officer recommendation on zoning
			5 Taungata – 1,164m <sup>2</sup> 6 Taungata – 788m <sup>2</sup> 8 Taungata – 797m <sup>2</sup>		
5A, 7, 11, 13, and 15 Kaitawa Road	MRZ 	MRZ 	5A Kaitawa – 1077m <sup>2</sup> 7 Kaitawa – 634m <sup>2</sup> 11 Kaitawa – 569m <sup>2</sup> 13 Kaitawa – 559m <sup>2</sup>	<ul style="list-style-type: none"> <li>• 5A and 13 Kaitawa have multiple properties as part of the address i.e 2 or more dwellings</li> <li>• These sites are all of a size that is consistent with the MRZ</li> <li>• There is no formed footpath on Kaitawa Road</li> <li>• These properties are approximately a 3 minute walk to the nearest bus stop</li> </ul>	Retain MRZ



Property	ODP Zone	PDP Zone	Site size <sup>20</sup>	Summary of assessment against LLRZ criteria	Officer recommendation on zoning
Korokoro, Rakeiورا Grove and Stanhope Grove	Hill Residential Area Zoning, with SNR 27 overlays and one heritage building at 38 Rakeiورا Grove: 	Medium Density Residential Zone with Slope Assessment Overlay 	Area contains many properties	<p><u>Eastern Korokoro in general</u></p> <ul style="list-style-type: none"> <li>This area of Korokoro is accessed via London Road, which has formed pedestrian access and is serviced by public transport, including connection to Petone Station and Jackson Street</li> <li>Area is serviced by three waters infrastructure largely in road reserve</li> </ul> <p><u>Rakeiورا Grove</u></p> <ul style="list-style-type: none"> <li>Well connected to public transport, with bus stops on London Road providing a connection to Petone Station and Jackson Street</li> <li>Two-way street, however narrows to one way in places and contains no parking yellow lines also in places</li> <li>Formed pedestrian path on one side of the street, for the entire length.</li> <li>It is noted that for areas which are identified as Significant Natural Resources under the ODP, any relevant provisions relating to this will continue to apply under the ODP.</li> <li>Serviced by existing three waters connections located largely in road reserve</li> </ul> <p><u>Stanhope Grove</u></p> <ul style="list-style-type: none"> <li>Two-way street with formed footpath on both sides of road.</li> <li>Well connected to public transport, with bus stops on London Road providing a connection to Petone Station and Jackson Street</li> </ul>	Retain MRZ for London Road properties from the intersection with Korokoro Road to George Dee Drive, including Rakeiورا Gr, Stanhope Gr, Te Whiti Gr & George Gee Dr.  Rezone properties fronting Akatea Road from the intersection of London Road and Akatea Road to the intersection with Maungaraki Road from MRZ to LLRZ.

Property	ODP Zone	PDP Zone	Site size <sup>20</sup>	Summary of assessment against LLRZ criteria	Officer recommendation on zoning
				<ul style="list-style-type: none"> <li>• Submitter notes cars parked on each side of road only allow one way traffic</li> <li>• Road is serviced by three waters infrastructure in road reserve</li> </ul>	
30 Pencarrow Crescent	Hill Residential Area, partially within SNR site 34: 	Medium Density Residential Zone, partially within Slope Assessment Overlay, High Flood and Low Flood Hazard Overlays: 		<ul style="list-style-type: none"> <li>• Site has frontage with Pencarrow Crescent, which is two way, and has formed pedestrian access on both sides of the road.</li> <li>• The site is serviced by public transport, with a bus stop located approximately 300m from the site boundary, which provides connections to Waterloo Station, the Hutt CBD and the Wainuiomata town centre.</li> <li>• Pencarrow Crescent has connections to three waters located in road reserve.</li> </ul>	
Park Road, Belmont <sup>21</sup>	Hill Residential Area: 	Medium Density Residential Zone with Slope Assessment Overlay and Flood Hazard Overlays:	46, 40,38,36,30,26,24,20,18,14,14A,12,12A,10,8,6 and 4 Park Rd, Belmont	<ul style="list-style-type: none"> <li>• In terms of roading and transport, this is discussed in detail in the evidence of Mr Benner in Appendix X. In summary, there are limitations to access for these properties, with no way for these accesses to be upgraded to comply. This includes an inability to meet the sight distance requirements which will have traffic safety effects.</li> <li>• In terms of connections to three waters, these are located in road reserve and the Three Waters Chapter</li> </ul>	Rezone to LLRZ

<sup>21</sup> Bunny Willing [247.1], Victoria and Martin Joenecke [249.1], Doreen Marilyn Brown [257.1], Ian Roderick Brown, Doreen Marilyn Brown [258.1], Elizabeth Cole [260.1], Michael and Sandra Fackney [262.1], Russel Hudson and Linda Husdon [270.1]

Property	ODP Zone	PDP Zone	Site size <sup>20</sup>	Summary of assessment against LLRZ criteria	Officer recommendation on zoning
				<p>of the plan would need to be complied with for any further development</p>	
<p>All properties accessed from Park Road, including its tributaries<sup>22</sup></p>	<p>Medium Density Residential Activity Area and Hill Residential Activity Area</p> 	<p>MRZ and some LLRZ</p> 	<p>Multiple</p>	<p><u>Lower Park Road (Natusch Road to Redvers Drive)</u></p> <ul style="list-style-type: none"> <li>- Zoning pattern is largely reflective of the ODP, with western side of Park Road and tributaries zoned Medium Density Residential and eastern side of Park Road zoned Large Lot, largely due to traffic constraints</li> <li>- It is noted that some roads, e.g. Atherstone Lane are narrow, however all tributaries have formed footpaths, as well as access to public transport on Park Road</li> <li>- Three waters connections are located in road reserve for this area</li> </ul> <p><u>Upper Park Road (Renoir Ave to Tara Place)</u></p>	<p>Retain MRZ</p>

<sup>22</sup> Danielle Falconer and Scott Falconer [313.1 and 313.2]

Property	ODP Zone	PDP Zone	Site size <sup>20</sup>	Summary of assessment against LLRZ criteria	Officer recommendation on zoning
				<ul style="list-style-type: none"> <li>- As with Lower Park Road, zoning on the western side of Park Road reflects ODP pattern of zoning</li> <li>- In terms of roading,</li> <li>- Bermer Road does not have a formed footpath.</li> </ul>	
Hill Road, Belmont 127 Hill Road and 1/149 to 155 Hill Road <sup>23</sup>	Hill Residential 	MRZ 	127 Hill Road – 991m <sup>2</sup> 1/149 Hill Road – 874m <sup>2</sup> 2/149 Hill Road – 824m <sup>2</sup> 155 Hill Road – 2445m <sup>2</sup> 151 Hill Road – 5077m <sup>2</sup> 2/151 Hill Road – 1,158m <sup>2</sup> 153 Hill Road – 7036m <sup>2</sup>	<ul style="list-style-type: none"> <li>- Hill Road is two-way with formed pedestrian access.</li> <li>- Hill Road is also serviced by the 145 Bus Route which provides connection to Waterloo Train Station and the Lower Hutt CBD.</li> <li>- Three waters infrastructure is located in road reserve</li> </ul>	Retain MRZ

<sup>23</sup> Jacky Cox [225.1] and Dwayne McDonald [512.1]

Property	ODP Zone	PDP Zone	Site size <sup>20</sup>	Summary of assessment against LLRZ criteria	Officer recommendation on zoning
			155 Hill Road – 2,445m <sup>2</sup>		

**Attachment 4: Statement of Evidence of Miriam Moore**

**BEFORE THE HUTT CITY COUNCIL**

**Proposed District Plan Hearings Panel**

**IN THE MATTER**

of the Resource Management Act 1991

**AND**

**IN THE MATTER**

of the Proposed Lower Hutt District Plan

---

**STATEMENT OF EVIDENCE OF Miriam Adeane Moore**

**Associate Principal Urban Designer**

21 May 2026

---

## **1.0 QUALIFICATIONS AND EXPERTISE**

- 1.1 My name is Miriam Adeane Moore, and I am an Associate Principal Urban Designer at Boffa Miskell Limited, a national firm of consulting planners, ecologists and landscape architects. I hold the qualifications of a Bachelor of Arts and Laws, and a Master of Urban Planning (Professional) and Urban Design from the University of Auckland. I am an Urban Designers Institute of Aotearoa (UDIA) Registered Designer.
- 1.2 I have 8 years of experience working in urban design, including within the regulatory environment. This has included authoring residential and commercial urban design guides for Gisborne District Council, the Joint Wairarapa District Plan and editing the residential and commercial design guides for Wellington City Council during the plan change process. I have appeared at the plan change hearing for the Joint Wairarapa District Plan. Recently I have contributed to the urban design provisions for residential intensification for Invercargill City Council's plan change.
- 1.3 I have 8 years of experience working in urban design, including within the regulatory environment. This has included authoring residential and commercial urban design guides for Gisborne District Council, the Joint Wairarapa District Plan and editing the residential and commercial design guides for Wellington City Council during the plan change process. I have appeared at the plan change hearing for the Joint Wairarapa District Plan. Recently I have contributed to the urban design provisions for residential intensification for Invercargill City Council's plan change.
- 1.4 Boffa Miskell has been engaged by Hutt City Council (HCC) in a peer review capacity to respond to these matters to provide additional urban design technical input following submissions. Boffa Miskell's urban design input has been introduced at this stage, and there was no input into the drafting of the urban design related provisions of the PDP

## **2.0 CODE OF CONDUCT**

- 2.1 I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. I have complied with the Code of Conduct when preparing my written report and I agree to comply with it when I give my oral evidence.
- 2.2 Other than where I state that I am relying on the advice of another person, this evidence is within my areas of expertise. I have not omitted to consider material facts known to us that might alter or detract from the opinions that I express.
- 2.3 Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinion. Where I have set out opinions in my evidence, I have given reasons for those opinions

## **3.0 SCOPE OF EVDIENCE**

- 3.1 This is technical memorandum provides urban design input into the Hutt City Council (HCC) Proposed District Plan (PDP) s42A Planner's Report on the Residential Zones, which responds to submissions received on the PDP in relation to urban design matters. The zones include:
- a. Medium Density Residential Zone (MRZ)
  - b. High Density Residential Zone (HRZ)

## **4.0 SUBMISSIONS**

Daylight

- 4.1 Submitter Urban Edge Planning (449) has submitted to amend HRZ-P12 so that reference to daylight is removed, with the reasoning that daylight is difficult to measure.

- 4.2 I agree with the submitter that daylight is a matter best left to the Building Code, and not easily assessable by an urban design or planning professional. I consider as a matter of principle that policies related to urban design should not require additional expertise other than an urban design expert to assess the level to which they are being achieved.
- 4.3 I understand that the intent of the use of the word daylight in the circumstances might typically be to future-proof a site, should for example, a window be provided on a boundary and that could be built out in the future. In this instance, consideration of daylight would require that an internal lightwell is provided to the proposal to futureproof light access. In the residential context, retention of the use of the word daylight has limited value, as the side yard requirement of 1 metre ensures daylight is guaranteed. HCC Planners could consider referring to access to daylight access as a matter of discretion, should side yard boundaries be infringed.
- 4.4 I agree that sunlight is a well-understood term amongst urban designers, with a practice note prepared by the UDIA which assists urban design professionals in measuring sunlight in a quantitative assessment on public streets and neighbouring properties. Particularly where height or setback is infringed, the UDIA shading practice notes provide an appropriate methodology for measuring sunlight access in a consistent and quantitative matter.
- 4.5 The current policy regarding sunlight only refers to ensuring adequate sunlight on neighbouring properties, which if reference to daylight is removed, would require rewording of the provision to supply adequate sunlight on the Site itself. Typically, priority is given to the primary living area and the primary outdoor space. This would direct proposals to consider building placement and orientation to achieve a good site layout for the dwellings on site, as well as considering impact of building massing on neighbouring properties and public spaces.
- 4.6 While the outlook and setback standards provide for a basic level of sunlight access, accompanying design guidance can be used help

to maximise sunlight access through building siting and design, such as orientating primary living areas and bedrooms to the north, east or west. Across the Wellington region the management of sunlight is consistently addressed throughout District Plans, although in varied ways. For example:

- a. Kāpiti Coast District Council has policies relating to sunlight,
- b. Sunlight is excluded from Wellington City Council's policies and standards in residential zones (noting there is no side yard setback standard for developments of three or fewer units) but managed through statutory design guidelines,
- c. Porirua City Council refers to sunlight access to private outdoor living space as a matter of discretion where outdoor living space standards aren't met in residential zones, although sunlight is managed through non-statutory design guidelines, and
- d. Upper Hutt City Council lists "height and sunlight" as a matter of discretion for infringing height, height in relation to boundary, building coverage and number of residential units per site standards, as well as matters listed in the Medium and High Density Design Guide, which includes sunlight.

- 4.7 I therefore support the submission to remove reference to daylight, where reference to sunlight is retained, ensuring there is adequate protection of daylight access within matters of discretion where a building is built to the boundary. While a HCC Design Guide will not be a statutory document, this will provide practical application techniques in terms of designing the Site for maximising orientation for sunlight to the proposal and considering shading effects on neighbouring properties. Reference to sunlight in the policies will enable sunlight assessments by registered urban designers as managing effects on neighbouring properties.

#### Streetscape Amenity / Building Bulk and Dominance

- 4.8 Urban Edge Planning (449) has submitted seeking to amend MRZ- and HRZ-P12 by adding a matter of discretion to assess

streetscape and visual amenity effects, as well as building bulk and dominance effects for developments not complying with MRZ/HRZ-S2, S3, S4 and S5.

- 4.9 First on the matter of defining what contributes to “streetscape amenity”. In a medium and high density residential context, I consider streetscape amenity to refer to the collective qualities and characteristics of a street and its adjoining public realm that contribute to people’s experience of comfort, safety, attractiveness, and usability of that environment. This is created by active and well-defined public/private interfaces, and shaped by building form, scale, setbacks and landscape treatment. Typically, in a Plan context allowing for upzoning, streetscape amenity is also measured by the way in which a new development integrates into the surrounding context, which is best achieved by using landscape treatment to soften the built form to allow for new planned building typologies, contributing to a new character.
- 4.10 The introductory text of the MRZ and HRZ chapters states that standards are in place to address “*impacts of built development on... the streetscape*” and that where development or performance standards are not met, resource consent is required in order to “*achieve attractive and safe streets*”. It is clear from these words that the PDP is intent on contributing to streetscape amenity through the built form in these zones, not just relying on Council-led street design interventions, such as street trees and street furniture. The Submitter states that the visual effects of buildings are not just about meeting bulk and location standards, but consideration is also required around “*integrating development into the urban environment in a considered and respectful way*”. I agree with this statement, which asks the question of whether the PDP’s policies and supporting standards promote integrated urban development, where standards are being met.
- 4.11 Non-residential proposals must consider impact on streetscape as a matter of discretion, e.g. HRZ-R6.2 Matter of Discretion 3. *The extent to which site layout and any proposed landscaping helps avoid or minimise effects on surrounding residential areas, the*

*streetscape, and adjoining public space.* I therefore consider the primary provisions within the PDP that manage streetscape effects of residential development to be:

- a. MRZ/HRZ-P6, as it requires passive surveillance to be enabled, which is supported by standard MRZ/HRZ-S10 requiring minimum 20% of street-facing façades to have 20% glazing.
  - b. MRZ/HRZ-S3 as it sets height limit at 11m (MRZ) and 22m (HRZ), which manages the scale at which the building presents to the street,
  - c. MRZ/HRZ-S4 as it excludes front yard boundaries in the height in relation to boundary standard, allowing a consistent, tall, built edge and active interface at the street, and
  - d. MRZ/HRZ-S5 as it requires a front yard setback of 1.5m.
- 4.12 The 1.5m setback will typically be use to provide landscape treatment, which can be used to enhance streetscape amenity through private development (that is, not including street trees or other Council-led streetscape interventions). With MRZ/HRZ-S11 requiring minimum of 20% landscaped area on site, in my experience, proposals will typically use front yard setbacks for reaching landscape treatment minimums, which in turn has benefit on the streetscape amenity. There is risk that the high-level definition of “landscape treatment” (*“the provision of tree and/or shrub plantings and may include any ancillary lawn, water, rocks, paved areas, amenity features or other forms of hard landscaping”*) can result in use of pebbles or other treatment that has no benefit to visual amenity.
- 4.13 In general, I consider the combination of Plan standards to work together to provide a general approach to encourage a built form that will provide positive outcomes for streetscape amenity for complaint proposals. However, where standards are not met, unlike for non-residential activities, there is not a specific reference to streetscape amenity in the matters of discretion.
- 4.14 I consider that breaching of a standard such as front yard setback or glazing percentage may impact streetscape amenity, where there

is less room for planting, or passive surveillance opportunities are lost. The PDP ensures passive surveillance is enabled in MRZ/HRZ-P12.4, placing emphasis on glazing outcomes for non-complying proposals, when the 20% standard may be breached. I am comfortable that the policy will therefore meet the intent of the Plan in contributing to the feeling of safety as it contributes to streetscape activity and amenity.

- 4.15 MRZ/HRZ-P12.6 seeks a specified amount of landscaping on site, or when it is not achieved, that it provides a significant benefit to “one or more of: a. Aesthetics for the site, neighbouring sites, and the streetscape, b. The management of stormwater, or c. Ecological values”. This phrasing seeks a benefit in only one of these matters, therefore it does not require consideration of effect on the streetscape where minimum landscaped areas might be breached in a proposal. In combination with a potential breach of front yard setback, there is limited policy to support consideration of a non-complying proposal and its effect on streetscape amenity, beyond “enabling passive surveillance”. At a smaller scale (developments of three or fewer residential dwellings) the impact of this outcome is not likely to be as significant as it would be in a multi-unit development of over three dwellings, where MRZ/HRZ-P13 would apply instead.
- 4.16 MRZ/HRZ-P13 has greater emphasis on streetscape outcomes, also enabling passive surveillance, while seeking carparking areas or garages do not psychically dominate the streetscape. MRZ/HRZ-P13.3 however, removes reference to impact on “streetscape” as in MRZ/HRZ-P12.6, suggesting only that landscaping must be used for mitigation of other effects, such as to improve outlook for dwellings. Where standards such as height or setback are breached on larger scale developments, the use of landscaping can be a powerful tool to improve outcomes for the public realm. A primary aim of urban design outcomes is benefit to the public realm in contributing to a functional urban environment. Therefore, I consider that this Policy could strengthen reference to use of landscaping as an integration and mitigation tool for

managing amenity effects on the streetscape, not just onsite outlook.

- 4.17 In relation to the Submitter's emphasis on building bulk and massing, I consider bulk and location standards contribute to some streetscape amenity outcomes. This mostly relates to the impact of a proposal on the street in allowing for sunlight or managing the impact on the public realm (such as setback and recession planes) at a larger scale, for example. However, in my experience, meeting bulk and location standards does not guarantee good built form within a permitted baseline. That is, bulk and location standards typically manage effects of the built form as mentioned but have limited influence in enhancing it.
- 4.18 There is therefore a question of whether by excluding assessment of modulation and variation from the policies where bulk and location standards are not met, goes against the PDP's goals. The residential zones for example, seek to manage built outcomes of developments that do not meet one or more of development or performance standards, so that they "*Achieve attractive and safe streets and public places*".
- 4.19 The benefit of requiring assessment of design treatment such as modulation and variation is that it seeks to enhance the urban environment, ensuring buildings that are visibly prominent meet a "quality design" standard that improves the amenity of the public realm or streetscape. This would contribute to creating attractive streets and public places as sought by the PDP.
- 4.20 It can be difficult within a planning framework to find an appropriate regulatory balance that encourages good building modulation and articulation which can be clearly and consistently applied and assessed, without placing overly onerous requirements on applicants, particularly where they are meeting permitted baseline requirements.
- 4.21 There are many accepted methods to achieve what is considered amongst design professionals to be good modulation and variation

treatment. These include breaking down the bulk of a building with recesses and projections, changes in plane depth, façade length and width, and balconies or other bay elements. These elements can be applied both horizontally and/or vertically depending on the context of the scale that is sought to be broken down.

- 4.22 Secondary variation methods such as materiality, texture and colour variation play a supporting role in breaking up the bulk of a building. While the concept of introducing variation is a well-accepted urban design principle, its specific application can be more ambiguous and can often be simplified to seeking particular colours or materiality, which is a difficult concept to consistently and appropriately apply within a regulatory framework and can unduly interfere with resource consent processes that undermines a Plan's intent to enable more housing in the right place.
- 4.23 For example, on a large site, a proposal that fits within the bulk and location standards could have a significant effect on the urban form and streetscape where a Site had a 100-metre-long interface with the street. In instances such as this, the use of modulation can help to break up a building, contributing to a consistent fine-grained "rhythm" of a street. This urban design feature is less about visual aesthetics, but how a building can contribute to the high-quality built environment referenced by the PDP residential chapters, and goals of the PDP such as being "*healthy, safe, attractive and accessible*" as listed in residential objectives. A finer grained building form contributes to an interesting and walkable neighbourhood, as would be sought in a well-functioning urban environment. In the context of a large site, there would be benefit in having discretion over the assessment of building modulation and variation to help achieve these wider goals of the PDP in providing quality design.
- 4.24 In summary, I agree with the Submitter that there is benefit in requiring assessment of modulation and variation for larger proposals over three units within the residential zones as I do not consider buildings complying with height, setback and recession plane standards to guarantee good quality design outcomes. However, I accept the difficulty in providing a consistently applied

assessment method that gives assurance to developers who are opting to comply with bulk and location standards and acknowledge that introduction of such requirements adds complexity and cost. I recommend Council considers my advice above and explores opportunities that provide clear planning pathways while promoting good quality design outcomes sought by the zones.

## Design Statements

- 4.25 Urban Edge Planning (449) has submitted that they seek to amend MRZ-P13 to “*require a design statement against the relevant matters in MRZ-P12 for residential activities comprising 4 or more units.*”
- 4.26 In my experience, design statements are used in a resource consent process where design guides have been included in the consenting process as a matter of discretion. In this context, there is a specific set of principles or guidelines to respond to when proposing medium or high-density housing. The approach of the HCC PDP as I understand it is to have more detailed urban design matters included within the PDP policies, without statutory design guidance. However, design guidance will be provided alongside the Plan to advise and direct on good urban design outcomes.
- 4.27 Any developments of three units or fewer will require assessment of the proposal against the policies in MRZ-P12 where permitted baseline standards are not met. Any developments of four or more units will trigger assessment against MRZ-P13 which has a higher threshold in terms of achieving good urban design outcomes which are not listed in MRZ-P12, for example: MRZ-P13.1d *Avoiding wasted space of space of unclear function*, MRZ-P13.1e *Integrating other CPTED measures at a scale appropriate for the site*, MRZ-P13.2 *Avoid having carparking areas, loading areas, manoeuvring areas, and garages visually or physically dominate public and communal spaces or the streetscape*, and MRZ-P13.4b *Ensure that activities have storage and servicing areas that are integrated into the site design to ensure they are conveniently located... and*

*minimise visual intrusion*. These additional policies demand a considered approach to a proposal that will seek good urban design outcomes, benefitting both the Site and public realm. However, as noted in Paragraph 4.16, there would be benefit in strengthening Policy around landscape treatment and effects on the streetscape.

- 4.28 While there is no “design statement” required, (as is typical when applying for resource consents where statutory design guides are included, such as Wellington City Council or Kāpiti Coast District Council), a proposal that meets these criteria will have to display this within the resource consent application. I consider it likely that larger scale residential proposals would benefit from including urban design commentary within an AEE to display compliance with these policies. Therefore, while the PDP is not explicit in asking for a “design statement”, commentary on urban design outcomes will nonetheless be required as part of an application. Where Council Officers find these policies are not being met, I consider that there will be grounds to request this information from Applicants.
- 4.29 Design guidance which will be published subsequent to the PDP becoming operative will be able to advise on meeting these outcomes.

#### Shelter and car parking

- 4.30 Kāinga Ora (386) seek the rewording of Policy MRZ-P13 and Policy HRZ-P13. They seek the deletion of “*and sheltered*” from P13.1 in contributing to “*a safe and legible residential environment*” and the deletion of P13.1(d) “*avoiding wasted space or space of unclear function*”. Further, they seek change of the wording in P13.2 from “*Avoid*” to “*Minimises having carparking areas, loading areas, manoeuvring areas, and garages visually or physically dominate public and communal spaces or the streetscape*”.
- 4.31 On the first matter, the submitter has not provided a reason for the deletion of reference to shelter and so the reasoning is unclear. However, in my experience, the provision of sheltered entrances for dwellings not only provides shelter from the weather but is an

important urban design outcome to support legible building entrances. This improves the legibility of address, particularly for apartment buildings and multi-unit terraced houses.

- 4.32 Where primary outdoor living spaces for multi-unit dwellings are provided to the front of dwelling (at the street interface), this can often result in two doors facing the street. Typically, these doors will be provided in the form of a glass sliding door to provide direct access between the primary living area and the primary outdoor living space, and a front entrance. Use of shelter helps to reinforce the front door as the primary entrance, improving the legibility of address.
- 4.33 Provision of shelter at a front entrance has a secondary function in providing modulation or articulation to the built form, where these building elements are not otherwise required from the PDP. This ensures some level of variation, such as a protruding canopy, or a recessed entrance, contributing to interest, address legibility and function.
- 4.34 In regard to reference to “*avoiding wasted spaces or space of unclear function*”, to my understanding, this policy seeks to ensure that site layout takes a considered and integrated approach that maximises space on the site. This wording is framed in the negative as “*wasted space*”, for clarity, I consider this policy to be about good urban design outcomes for site layout. This means providing meaningful open spaces between and around buildings. These open spaces should be thoughtfully planned from the outset and contribute to site function and amenity, including private and communal outdoor living spaces, and landscape strips around buildings that positively contribute to the site by breaking down building bulk and provide privacy screening or visual amenity screening (such as from utility / service areas).
- 4.35 Therefore, while I accept that reference to “*wasted space*” may be unclear in its wording, there is merit in including policy that requires a considered approach to designing site layout so that it ensures private and communal outdoor living spaces are appropriately co-

located with the dwellings they serve, utilities and services are conveniently and accessibly integrated into the layout, and that planting meaningfully contributes to the proposal (in a way that is maintainable). A supporting design guide could comment further on this matter, or the policy could be reworded to refer to positive and or functional use of open spaces on site.

- 4.36 On the second matter of carparking areas, I support use of the word “avoid”, as it prompts developers to consider a site layout that integrates car parking into the wider site design in the first instance. The outcome sought by locating parking away from the street front is to encourage a site layout that contributes to an active, interesting and safe street interface, with building entrances and glazing prioritised to the front of the site. The word “minimise” may have unintended outcomes where optimised layouts that internalise carparking for best street outcomes are not considered. Where there might be site layout constraints which results in car parking at the street frontage, a proposal would be able to demonstrate appropriate consideration of these constraints. Methods such as planting and other screening which can then be used to minimise effects of locating parking, driveways, rubbish and/or other services at the front of the street.

#### Private Outdoor Living Space

- 4.37 Go Architecture Ltd (331) support HRZ-S8 in part, and seek an amendment at 1a where private outdoor living space that is located at ground level “*can contain a circle with a diameter of at least 3m or can contain two circles with a diameter of at least 3m and that do not overlap*” in place of “*has no dimension less than 3 metres*”. Their reasons include that the High Density Zone should have more lenient rules and measuring with a circle enables good quality outdoor living, but provides some flexibility in design.
- 4.38 The private outdoor living space standard is in place to ensure new housing developments provide an outdoor living area that is functional, with sufficient room for furniture, circulation and small scale recreation. The standard ensures an occupiable area, allows

for planting, avoids pinched spaces, and allows room for services such as washing lines and heat pumps which are often placed in private outdoor living spaces for medium to high density developments, particularly where terraced housing or apartments do not provide a side yard.

- 4.39 In regard to the second part of this submission, it is unclear to me how “*can contain two circles with a diameter of at least 3m and that do not overlap*” would be applied, as this standard is aligned with the MDRS private outdoor living space standard of a minimum of 3m. I will therefore focus my commentary only on the first part of the submission.
- 4.40 I consider this submission therefore asks the question of whether “*can contain a circle with a diameter of at least 3m*” will achieve the same outcomes as intended by the standard as proposed. In my experience, a circular diameter provides flexible geometry and guarantees a minimum occupiable area which is functional, and prevents long corridor-like spaces. It is very unlikely that a circular shaped private outdoor living space would be provided, due to typical site and building geometry.
- 4.41 A 3m diameter standard provides more flexibility where, for example, an unusual boundary line – such as a short section of diagonal corner fence – might shift the building massing to ensure a 3m minimum dimension standard is met. This can have worse outcomes on logical building placement with flow on effects for the rest of the site (such as outlook, privacy, entrance legibility), where a 3m diameter standard provides flexibility to provide a more logical building placement for the site, enabling a more flexible, holistic site layout approach.
- 4.42 There is some risk that a 3m diameter standard allows for poorer outcomes than the proposed standard, such as pinch points created by fences or buildings, which has the potential to compromise accessibility or movement, or creates pockets of landscape treatment which may not receive sunlight. However, I consider wider policies around site layout (such as that discussed in 4.34)

would encourage any “left over spaces” to be appropriately integrated into the site without impacting function. While these left over spaces are not optimal, a 3m diameter standard ensures the private outdoor living space would nonetheless provide a functional outdoor living space.

- 4.43 I therefore consider that a 3m minimum diameter would provide similar outcomes to that proposed, although with a different set of trade-offs.

## **5.0 CONCLUSION**

- 5.1 In considering the relevant submissions on the topics / issues related to urban design matters highlighted by Council’s Planner, I have applied my urban design experience and opinion to reach my conclusion.
- 5.2 In my opinion, the relevant submissions to the PDP that I have reviewed have been helpful to consider the application of the PDP in practice, and I suggest some refinements to the proposed provisions where they relate to urban design.
- 5.3 In summary it is recommended that
- a. Policy is strengthened so that landscape treatment is considered as part of streetscape amenity, in both MRZ/HRZ P-12 and P-13.
  - b. Council considers potential outcomes of excluding consideration of bulk and massing of building form in achieving good urban design outcomes.
  - c. Requiring a design statement is not necessary, as consideration of urban design outcomes are sufficient within the policy text.
  - d. Policy MRZ-P13 and Policy HRZ-P13 retains reference to shelter.

- e. Policy around “*avoiding wasted spaces or space of unclear function*” is retained, but either reworded to clarify the function of spaces between buildings on site, or explained through an accompanying design guide.
- f. Policy MRZ- and HRZ-P13.2 retains used of the word “avoid” (or other word with similar meaning)
- g. HRZ-S8.1a would achieve similar outcomes if the standard was reworded to *can contain a circle with a diameter of at least 3m*.

Miriam Adeane Moore

Associate Principal Urban Designer

Boffa Miskell Limited

21 May 2026

# Attachment 5: Statement of Evidence of Luke Benner

**BEFORE THE INDEPENDENT HEARING PANEL APPOINTED TO  
MAKE RECOMMENDATIONS ON THE PROPOSED LOWER HUTT  
DISTRICT PLAN**

**IN THE MATTER**

of the Resource  
Management Act  
1991 (the Act)

**AND**

**IN THE MATTER**

Proposed Lower  
Hutt District Plan

---

**STATEMENT OF EVIDENCE OF LUKE BENNER FOR THE HUTT CITY  
COUNCIL  
TRAFFIC ENGINEERING**

**21 May 2026**

---

## **Introduction**

1. My name is Luke Michael Benner. I am the director of LBC Traffic Engineers Limited, a traffic and transportation engineering consultancy based in the Horowhenua. I hold a New Zealand Diploma in Engineering (Civil), and I am member of Engineering New Zealand as well as a member of the Transportation Group.
2. I have approximately 10 years' experience and my career to date has involved 5 years working within local government across the areas of traffic engineering, road safety and the planning and design of sustainable transport projects across walking, cycling and public transport. My most recent role was with Porirua City Council as a traffic and road safety engineer between 2019 and 2021.
3. I have worked within my own consultancy since 2019 (part-time) and full time since April 2021 providing traffic engineering services to public and private clients across the Wellington and Manawatu regions. My experience includes completing traffic impact assessments for private clients as well as assessing transport consents for Porirua and Hutt City Councils as well as Kāpiti Coast District Council. I have also carried out road safety audits and the planning and delivery of public transport projects.

## **Code of Conduct**

4. Although this is a council hearing, I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. I have complied with the Code of Conduct when preparing my written report and I agree to comply with it when I give any oral evidence.

## **Involvement & Background**

5. I have been engaged by Hutt City Council since 2023 to advise on transport matters associated with the proposed district plan. In April 2026 I was re-engaged to provide traffic engineering advice through the Proposed District Plan (PDP) hearings process.

6. Council provided me with a submission made by the owners of 32 Park Road, in opposition to the proposed rezoning of their own property to medium density residential as well as the properties at 46, 40,38,36,30,26,24, 20,18,14,14A,12,12A, 10,8,6 and 4 Park Rd under the Proposed District Plan. The submission raises concerns around the ability for the existing accesses and right of ways to accommodate increased activity, including vehicle and pedestrian movements, as well as the ability for the lower portion of Park Road to accommodate increased use. The submission has included a preliminary transport review by Ms Harriet Fraser of Harriet Fraser Traffic Engineering & Transportation Planning.
  
7. Upon being commissioned to undertake my review, I undertook one site visit on the 29<sup>th</sup> of April 2026 with this including a walkover of Park Rd between Grounsell Crescent and Gainsborough Grove as well as the length of the shared vehicle access within road reserve between 46 Park Rd & 20 Park Rd.

### **Scope of Evidence**

8. My evidence will cover the following matters:
  - Existing Transport & Access Environment
  - The Submission & My Responses
  - Conclusion & Recommendations

### **Existing Transport & Access Environment**

9. Park Road is classified as an urban connector road under the One Network Framework, which appears to be consistent with its function in providing an access and through route function to the residential catchment as well as providing for public transport and lower levels of pedestrian activity.
  
10. Park Road, between its intersection with Grounsell Crescent and Gainsborough Grove features a steep and winding alignment that provides for two lanes of traffic, intermittent kerbside parking and two bus stops within a kerb-to-kerb formation of width of 8.0 metres as shown in figures 1 and 2. A concrete footpath also exists on one side of the road with this switching sides within the vicinity of 13 Park Rd. The posted speed limit of Park Rd is 50km/h. As at 2026, the lower

section of Park Road is estimated to carry 3,094 vehicles per day with 4.4% being heavies. Source – Mobile Road.



Figure 1 – Park Rd (Upper)



Figure 2 – Park Rd (Lower)

- 11.
12. A review of TomTom GPS vehicle operating speed data for this section of Park Road covering a 7-day period between the 19<sup>th</sup> and 25<sup>th</sup> April 2026 shows that the 85<sup>th</sup> percentile vehicle operating speeds vary between 38km/h to 43km/h.
13. A review of NZTA's Crash Analysis System (CAS) has been carried out of Park Road covering the past 10 years between Gainsborough Grove and Grounsell Crescent. This confirms that there have been 3 reported crashes, with one resulting in serious injuries (2024), one resulting in minor injuries (2023), and the other causing no injuries (2025). The serious injury crash involved a cyclist losing control downhill near 10 Park Rd and coming off their bike resulting in collision with an uphill truck. The minor injury crash involved a vehicle that had lost control uphill past the Gainsborough intersection while the non-injury crash involved vehicle hitting a parked car near 15 Park Road.

14. Park Road is served by public transport with the bus route 145 extending between Belmont and Lower Hutt Central to a 1-hour frequency during the week between 8:30am and 6:30pm and at a 30 - minute frequency during peak hours. Two bus stops are located within the immediate area with both having bus stop markings in place and footpaths alongside.
15. For the properties included in the submission, there are two shared vehicle access points onto Park Road with both commencing in road reserve before becoming right of ways. Further down Park Rd there are individual vehicle crossings and accesses to some of the lower properties. There are also steps down to Park Rd from one of the accesses, with these terminating adjacent to the downhill bus stop.



- 16.
17. One of the shared vehicle accessways commences within the vicinity of 46 Park Road with this providing access to at least 10 properties extending for over 70 metres where it runs within road reserve and parallel to Park Rd. The access is around 2.5m wide (apart from near the vehicle crossing itself) and is bounded by a steep drop off to one side and properties to the other side. Visibility for vehicles turning out onto Park Rd at the vehicle crossing is heavily constrained due to an embankment uphill of the crossing. This is not a typical arrangement within Hutt City whereby over half of the shared access is located entirely within road reserve.



18.

19. This access then transitions to a right of way after it passes 36 Park Road and features a legal width of 5.8m and a formation width of ~4.5m (based on aerial photography). The length of this right of way is around 50m before various individual accesses branch off at its end.

20. Within the vicinity of 16 Park Road is the second shared vehicle accessway which provides access to at least 4 properties as well a secondary access for 16 and 18 Park Rd. This access is of a similar width at ~2.5m and it meets Park Road at an acute angle and at a steep grade which restricts visibility to uphill traffic on Park Road.

21. Further down Park Road is a vehicle crossing and carpark below 10/12A Park Road. This requires vehicles to reverse out onto the road to exit. Further down there are two vehicle crossings adjacent to one another, one of which also requires vehicles to reverse out onto the road.

### **The Submission & My Responses**

22. Regarding transport and access the submission covers the following topics. The submission also includes a preliminary transport review by Ms Harriet Fraser.

- limitations to site access
- lack of convenient and safe accessibility for pedestrians, vehicular traffic, active transport and emergency vehicles.

- The constrained/dangerous traffic environment of the lower Park Rd area.

The submission then seeks for the affected properties to be retained within the Large Lot Residential Zone (LLRZ) as well as for the lower portion of Park Rd between #46 and Grounsell Crescent to be included as a highly constrained road under the PDP.

- 23.** Under point 5 of the submission, the limitations of access to the various properties are discussed in detail covering vehicle and pedestrian movements as well as for larger vehicles, such as trucks and emergency vehicles. Overall, I agree with the issues raised in the submission with regard to the existing access options available to the properties.
- 24.** It should be noted that I have not considered the highly constrained road matter in detail, as this will be addressed in detail through hearing stream 6.
- 25.** It is my understanding that under a medium density zoning there is the potential for each existing allotment to contain up to 3 dwellings as a permitted activity. For the shared access that commences near 46 Park Rd, the 10 existing properties serviced by this access could potentially be increased to 30 under the proposed re-zoning of the PDP. For the other shared access further downhill that currently serves 4 properties, the number of dwellings off this could increase to 12.
- 26.** Under the Transport chapter of the PDP the first access is already classified as a vehicle access level 3, then depending on how much development occurs (above 19 units) it could increase to an access level 4 (20 + units). While for the lower shared access this would currently be classified as a vehicle access level 2, but upon exceeding 6 units of development, it would increase to vehicle classification level 3.
- 27.** Table 4 of the transport chapter of the PDP sets out the design requirements for driveways. In looking at the required driveway widths, a vehicle access level 2 is required to be 5.5m wide for the first 10m from the boundary (to enable passing) before reducing to 3.0m, while

an access level 3 or 4 is required to have a uniform 5.5m width (to allow for two-way vehicle movement at all times).

- 28.** In looking at the subject accesses they would already be non-compliant to start with as each can only achieve around 2.5m to 3.0m of formation width with no ability for widening to the required widths (either within road reserve or where they become formal right of ways).
- 29.** Under the proposed rules, any driveway classified as an access level 2 or above is required to also have a 1.2m footpath to one side which would not be possible for either access. Both accesses would also be required to achieve sight distances of between 45 metres (under a classification level 2 or 3) or 100 metres (under an access level 4). In having a preliminary look, it would be impossible to achieve the full level of visibility due to constraints within the road environment.
- 30.** Under point 8 of the submission, comment is made around infrastructure upgrades and how this has historically caused disruption and inconvenience to residents. While the comment is noted, such infrastructure maintenance and operation work is undertaken routinely throughout Lower Hutt City with appropriate measures often in place to minimise disruption to road users.
- 31.** Under point 11 of the submission, this states that there will be cumulative effects to uphill and downhill traffic because of medium density development including increased on street parking. I partially agree with this statement, however only as it relates to the entry and exit of vehicles and pedestrians from the existing accesses, where their alignment and positioning significantly conceals them from the view of uphill and downhill traffic (including large vehicles such as buses). To intensify vehicle movements from these accesses would be potentially detrimental from a road safety perspective (particularly for pedestrians). Noting that the ability to comply with the PDP sight distance rules will not be possible.
- 32.** Submission points 17 & 18 refers to Ms Harriet Frasers preliminary transport review and includes a request for the lower part of Park Road to be included as a highly constrained road under the proposed district plan.

33. I have read through Ms Fraser's transport review and generally agree with her commentary regarding the existing transport environment as well as comments made regarding the existing topography and limitations. It is my assessment that the existing topography inhibits the existing accesses to be upgraded (in any development scenario) and that the significant level difference to Park Road also restricts alternative safe and compliant accesses from being formed.
34. Ms Fraser has commented about the affect the Medium Density Residential zoning (MRZ) will have on the lower part of Park Road, including maintaining safe movements of vehicle traffic, managing kerbside parking and access to bus stops. It is my understanding that the western side of Park Road is already zoned MRZ with there being no evidence that this has resulted in a level of development that has resulted in a constrained environment along Park Road.
35. As covered under points 12 & 13 of this statement of evidence, Park Road is operating relatively safely with vehicle operating speeds being lower than the posted speed limit, and there being just 3 reported crashes over the past 10 years, within an environment that is already partially zoned MRZ. I consider that further development is possible along Park Road but not within the area of the properties covered under the submission.
36. For the reasons stated under points 22, 23, 24, 25 & 27 of this statement of evidence it is my assessment that the limiting factor in rezoning the subject properties to medium density is the fact that the existing vehicle accesses and their vehicle crossings onto Park Road will not meet the design requirements under the PDP , and there is no way for these to be upgraded to comply or for the effects of non-compliance to be appropriately mitigated . Also, the inability to meet the sight distance requirements will increase the risk of crashes involving vehicles, pedestrians or cyclists entering and exiting any of the accesses, including near the bus stops.

### **Conclusion & Recommendations**

37. Based on my review of the submission, including Ms Fraser's preliminary transport review as well as my own assessment, from a

traffic engineering perspective, development of the scale anticipated by the MRZ is inappropriate in this locality.

**Luke Michael Benner**



**11 May 2026**